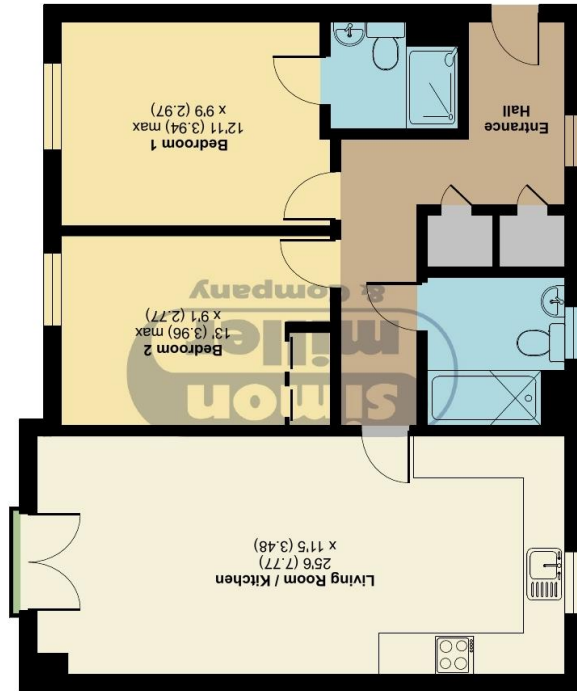


GROUND FLOOR



Bannister Way, Leybourne, West Malling, ME19
Approximate Area = 780 sq ft / 72.4 sq m
For identification only - Not to scale

OFFERS IN EXCESS OF: £250,000
Flat 5, 28 Bannister Way, Leybourne Chase, Kent, ME19 5SA **EPC RATING: B**





Positioned in a prime spot within the sought-after Leybourne Chase development, this beautifully presented two-bedroom first-floor apartment enjoys lovely open views across the green and playing fields. The property offers an ideal lifestyle choice for first-time buyers, investors, small families, or those looking to downsize into a well-connected yet peaceful setting. Built in 2018 and still under its new-build warranty, the apartment has been maintained to an exceptional standard by the current owners. The spacious entrance hall creates a warm and welcoming first impression, complete with multiple built-in storage cupboards for added practicality. The heart of the home is a bright and contemporary open-plan living and dining space, featuring a Juliet balcony that brings in plenty of natural light. The adjoining modern kitchen is fully fitted with integrated appliances, including a dishwasher, gas hob and oven, fridge-freezer, and washing machine. Bespoke wooden flooring and stylish feature wall panelling enhance the space with a touch of individuality and sophistication. The generously sized master bedroom benefits from a sleek en-suite shower room, while the second double bedroom offers excellent flexibility to suit different lifestyle needs. Further highlights include gas central heating, allocated off-street parking, and ample visitor and on-street parking options. The development itself features abundant green space and a nearby park, making it ideal for families, pet owners, or anyone who enjoys walking or running in a relaxed environment. Perfectly located for commuters, Leybourne Chase offers excellent road connectivity with easy access to the M20, M2, A2, and M25. The nearby historic town of West Malling provides a charming selection of independent shops, cafés, restaurants, and bars, along with a mainline railway station offering direct services to London Victoria in under an hour.

Leasehold
119 years
Service Charge: £2,373 p/a
Ground Rent: £250 p/a
EPC: B
Council Tax: C
Superfast Broadband Available



- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- UPGRADED FEATURES
- FULLY INTEGRATED KITCHEN

- MASTER BEDROOM WITH EN-SUITE
- ALLOCATED PARKING
- OVER LOOKING PLAYING FIELDS

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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MR0856/180615/050815/051015LE

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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