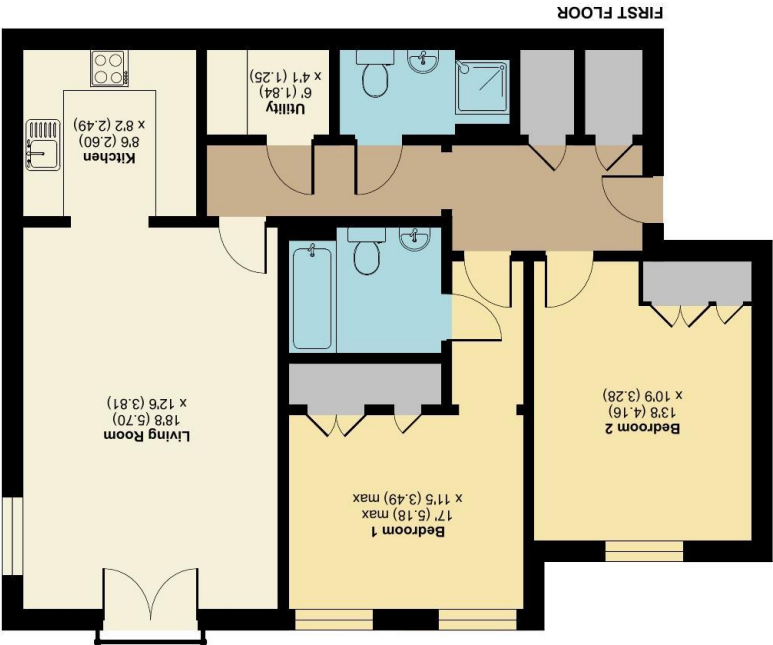




Police Station Road, West Malling, ME19

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale

GUIDE PRICE: £375,000-£400,000

Flat 5, 25 Police Station Road, West Malling, Kent, ME19 6PP

EPC RATING: B





A fantastic opportunity to purchase this well-presented two-bedroom first floor apartment, situated within a sought-after Over 55s development in the heart of West Malling. Offered to the market chain free, the property provides spacious, well-maintained accommodation, complemented by secure access and excellent local amenities close at hand.

The accommodation begins with a welcoming entrance hallway featuring useful storage cupboards and a separate utility room. The spacious sitting room benefits from French doors opening onto a Juliet balcony, allowing plenty of natural light to fill the room. The well-appointed kitchen offers a range of fitted units, integrated appliances and plenty of storage, creating a practical and well-equipped space.

There are two generously proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. The second bedroom is served by a separate shower room, providing additional convenience for residents and guests alike.

The development offers a secure and convenient living environment, with an intercom entry system providing controlled access to the building. Outside, there is secure gated parking, an allocated parking space, additional visitor parking and a communal garden for residents to enjoy.

West Malling is a particularly appealing location for those looking to enjoy a convenient and well-connected lifestyle. The charming High Street is within comfortable walking distance, offering an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities. The town's attractive historic surroundings and welcoming atmosphere make it a wonderful place to enjoy a relaxed pace of life, with plenty to see and do close to home.

Transport links are another major advantage, with West Malling railway station providing connections towards London and other destinations. Local bus routes also serve the surrounding villages and towns, offering additional flexibility for shopping, appointments and visiting friends and family without always needing to rely on a car. For those who drive, the nearby M20 provides convenient access to the wider road network.

Combining spacious accommodation, secure access, excellent transport links and a prime location within walking distance of the High Street, this chain-free apartment presents an excellent opportunity for buyers seeking comfortable living within an Over 55s community.

Contact our office today to arrange your viewing.
 Leasehold
 980 Years
 Service Charge: £4,783.52 p/a
 Ground Rent: £350 p/a
 EPC: B
 Council Tax: D
 Fibre to the Cabinet Broadband



- CHAIN FREE!!
- SECURE GATED PARKING
- WALKING DISTANCE TO WEST MALLING HIGH STREET

- MASTER BEDROOM WITH EN SUITE
- JULIET BALCONY
- KITCHEN WITH INTEGRATED APPLIANCES

AM3027051026

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

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK

MR0856/180615/050815/051015LE