



8 Nevill Court, West Malling, ME19 6HZ.

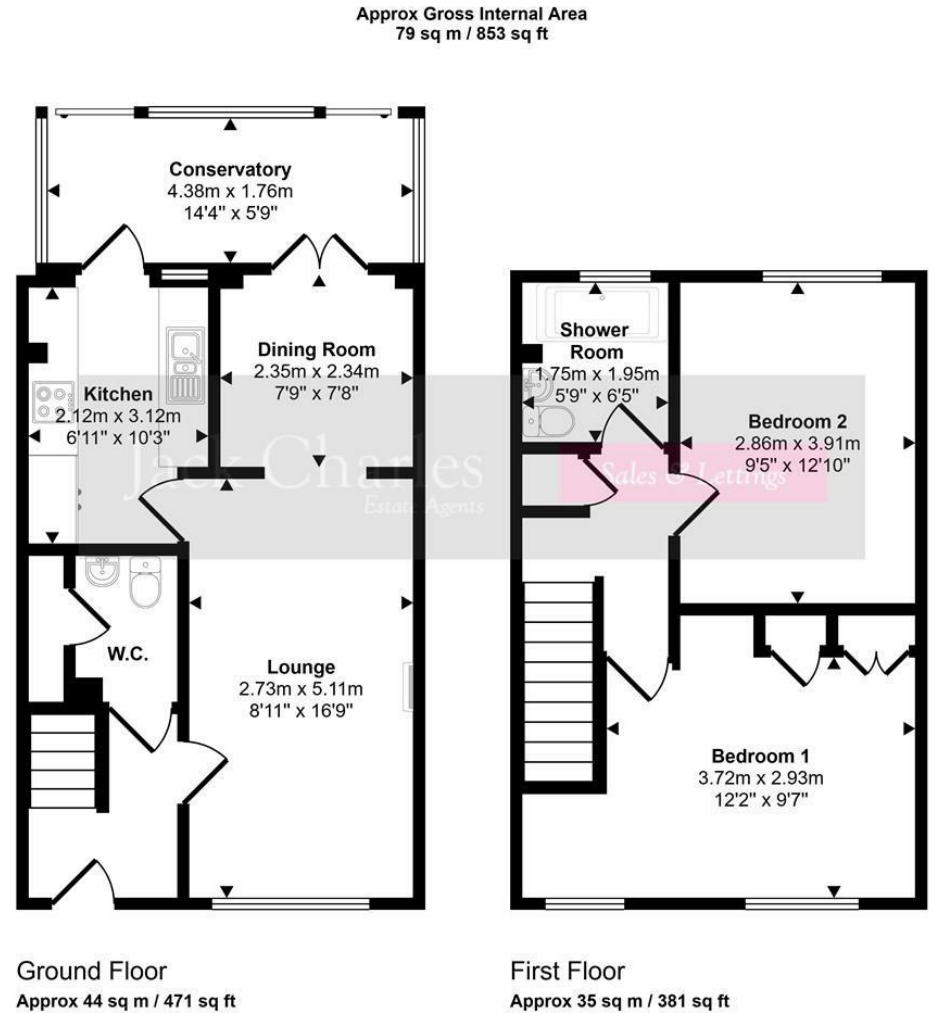
Offers in excess of £340,000

Jack Charles  
Estate Agents

Sales & Lettings

- Two bedroom terraced home
- Well presented and well balanced accommodation
- Cloakroom
- Situated in the highly sought development
- Through lounge and separate dining room
- Shower Room
- Attractive outlook overlooking the green
- Conservatory
- Age Restricted for the over 55s

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer for sale this well presented terraced home, situated within the highly sought after development of Nevill Court, specifically designed for the over 55s.

This wonderful home enjoys a pleasant outlook to the front overlooking the green and is arranged over two floors. The property offers comfortable and well balanced accommodation, comprising an entrance hall, through lounge, dining room, kitchen and a lovely conservatory, accessed via both the dining room and kitchen, which enjoys a superb aspect over the rear garden.

To the first floor there are two bedrooms and an adapted shower room, ideal for ease of living.

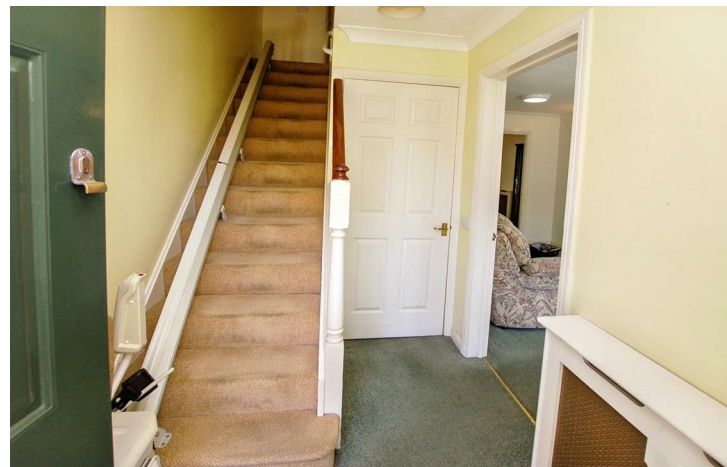
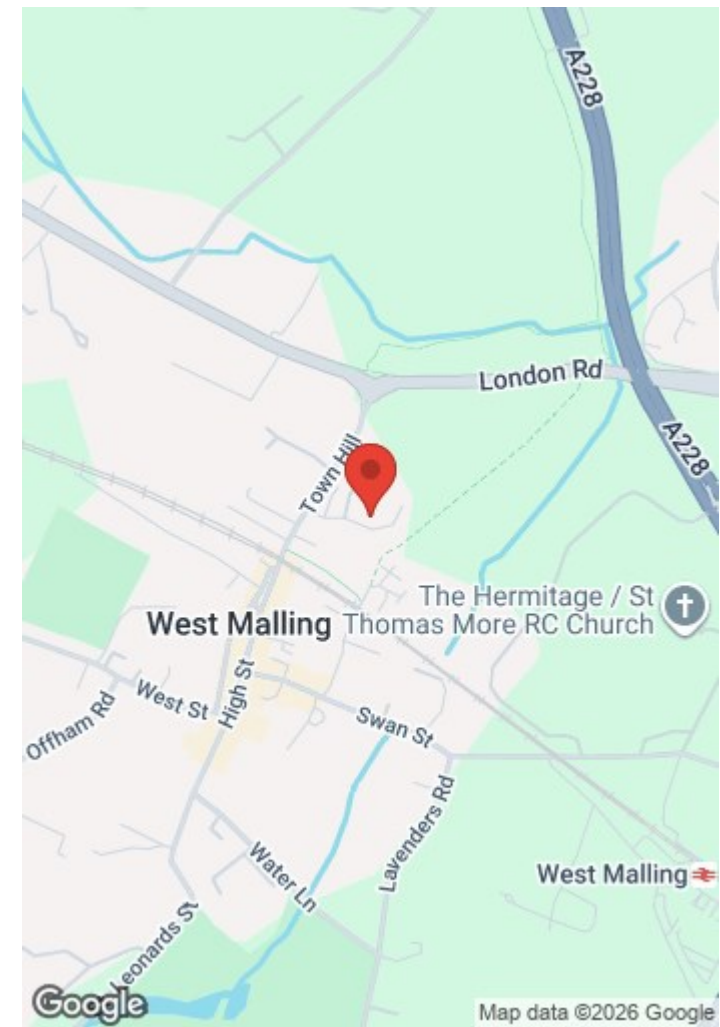
Externally, the property benefits from a private rear courtyard garden backing onto woodland, creating a peaceful and secluded setting. The green to the front provides an attractive open outlook and a real sense of community. There is also the added advantage of a garage, offering useful storage or parking.

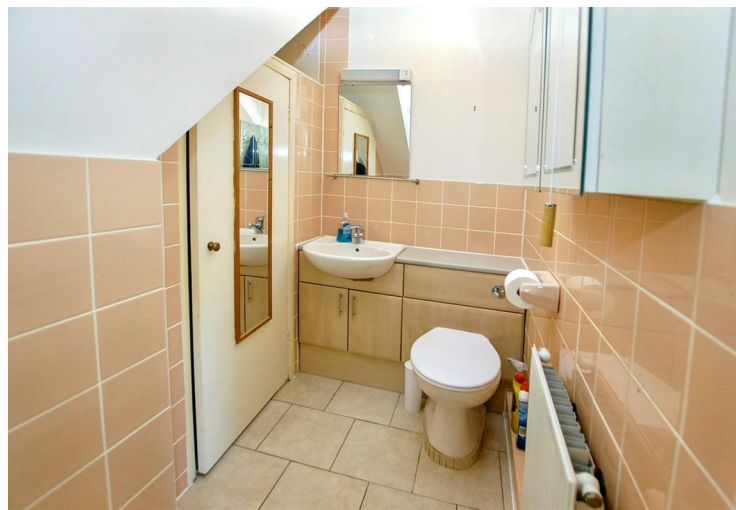
## Location

West Malling is a sought after market town renowned for its attractive High Street, offering an excellent range of independent shops, cafés and restaurants. The area combines historic charm with modern convenience, benefiting from a mainline station with services into London, as well as easy access to the M20. Surrounded by picturesque countryside yet with a vibrant community feel, West Malling remains a highly desirable place to live.

## Service Charges

We have been advised that the Anchor service charge includes the warden services and building insurance and hasn't risen very much over the 13 or so and is currently £259 pcm





**Jack Charles**  
Estate Agents

*Sales & Lettings*

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

30 London Road  
Sevenoaks  
Kent TN13 1AP  
Tel: (01732) 678 678

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

