



APPROX. FLOOR AREA  
696 SQ. FT.  
(64.62 SQ. M)

TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.62 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Wills Crescent**  
Leybourne ME19 5GJ  
£1,525 PCM

Tenure:

Council tax band: C



Stunning 2 bed Apartment with beautiful outlook, available end of June and offered for rental fully furnished (or unfurnished by negotiation).

Benefitting from designated parking, a lovely open-plan living room/diner, bathroom, en-suite and kitchen. With the addition of a beautiful balcony, you can enjoy the landscaped grounds and the view over the pond and newly converted Manor House.

This fantastic property is set in the sought-after Leybourne Chase development and is ideally situated for schools, with Valley Invicta Primary School being just a short walk away. There is also easy access to the popular and highly desirable area of West Malling where you will find restaurants, Gastro Pubs and the train station allowing direct access into London Victoria and Ashford International.

- Designated Parking
- High Specification Bathrooms & Kitchen
- En-Suite to Master Bedroom
- Beautiful Views
- Close Proximity to West Malling
- Fantastic Transport Links
- Early Viewing Highly Recommended
- Available mid Aug
- Let furnished
- Balcony



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>85</b>	<b>85</b>	<b>88</b>	<b>88</b>

**Energy Efficiency Rating:** A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
**Environmental Impact (CO<sub>2</sub>) Rating:** A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

England & Wales EU Directive 2002/91/EC

