



# Bannister Way

West Malling ME19 5SA

£265,000



COUNTRY HOMES

## West Malling ME19 5SA

Welcome to this charming two-bedroom first floor apartment located on Bannister Way in the desirable area of Leybourne, West Malling. This property is ideally suited for commuters, offering convenient access to local transport links and amenities.

This beautiful apartment is complimented by a spacious open-plan kitchen and living room, perfect for both relaxation and entertaining. The large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The living area also features two delightful Juliet balconies, providing a lovely view and a breath of fresh air.

The apartment boasts two well-appointed bedrooms, including a master suite complete with an en-suite bathroom for added privacy and convenience. The second bedroom is versatile and can be used as a guest room or a home office, catering to your lifestyle needs.

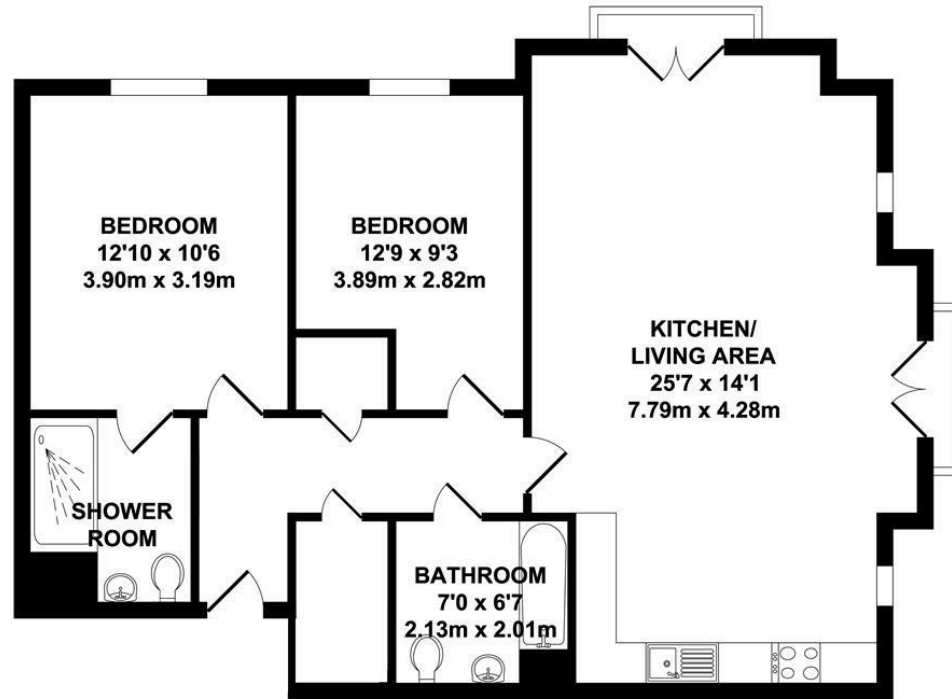
With two bathrooms in total, this property ensures that there is ample space for residents and guests alike. Additionally, the apartment includes parking for one vehicle, a valuable feature in this sought-after location.

This property presents an excellent opportunity for those seeking a modern and comfortable living space in a prime location. Whether you are a first-time buyer or looking to downsize, this apartment is sure to meet your needs. Do not miss the chance to make this lovely home your own.

Call our West Malling Team to arrange your viewing on 01732871111.

- 2 Double Bedrooms
- Open Plan Living
- Master Bedroom with recently upgraded En-suite
- Modern Décor Throughout
- 1 Allocated Parking Space
- Ideal for First Time Buyers
- First Floor Apartment
- Views Over Looking Sports Pavilion





APPROX. FLOOR AREA  
810 SQ.FT.  
(75.24 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.24 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 mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	86	86
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

75-77 High Street, West Malling, Kent ME19 6NA  
01732 87 11 11  
westmalling@khp.me





## Location Map

Tenure: Freehold

Council tax band: C

### ADDITIONAL INFORMATION

#### Service Charges:

Trinity Estates- £104.80pcm.

Preim - £50.89pcm

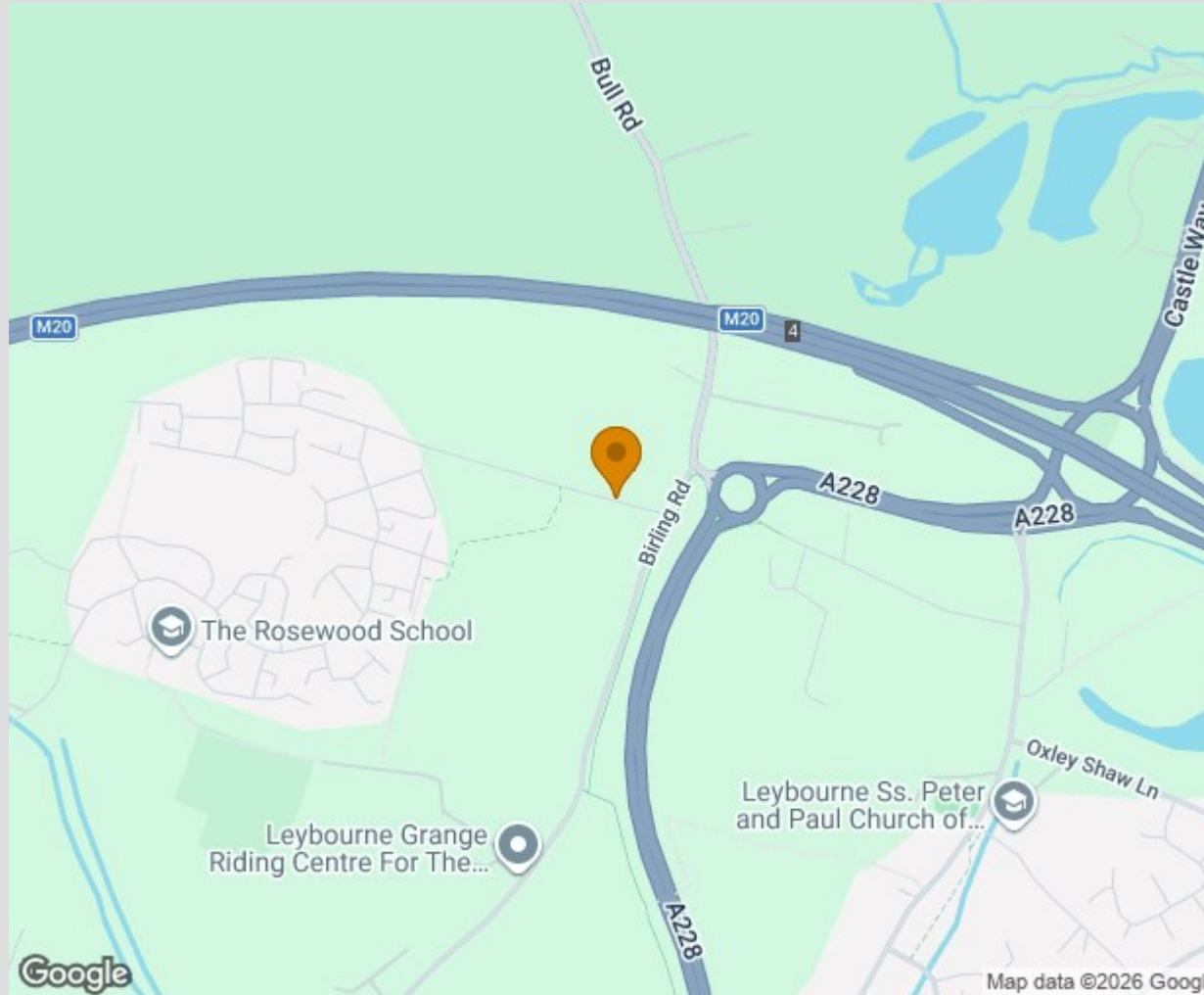
Ground rent - £390.30 p/a

Lease remaining 115 years

Built in 2018 by Taylor Wimpey

#### AML WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 [westmalling@khp.me](mailto:westmalling@khp.me)

[www.khp.me](http://www.khp.me)



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