



**Nevill Court**  
West Malling ME19 6HZ  
£300,000



**COUNTRY HOMES**

## West Malling ME19 6HZ

OVER 55's - Nestled in the heart of West Malling, this spacious two-bedroom apartment at Nevill Court offers a delightful living experience tailored for those aged over 55. The property boasts a well-designed layout that maximises space and comfort.

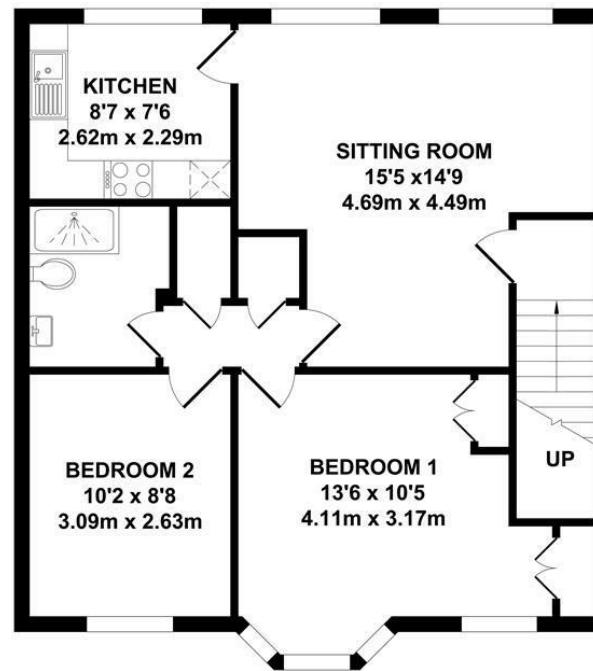
Upon entering, you are welcomed into a bright reception room, perfect for relaxation or entertaining guests. The two generously sized bedrooms provide ample room for personalisation, ensuring a restful retreat at the end of the day. The apartment also features a well-appointed bathroom, designed with convenience in mind.

One of the standout features of this property is its central location, placing you within easy reach of local amenities, shops, and transport links. This makes it an ideal choice for those who appreciate the convenience of urban living while enjoying the tranquillity of a residential setting.

Whether you are looking to downsize or simply seeking a comfortable and accessible home with a community feel, this apartment at Nevill Court presents an excellent opportunity.

- Over 55's
- 2 Bed Apartment
- Communal Gardens
- Parking
- Close to West Malling High Street
- Friendly Community
- Communal area's
- Viewing Encouraged





**TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.31 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 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(31-54)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	
EU Directive 2002/91/EC			

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## Location Map

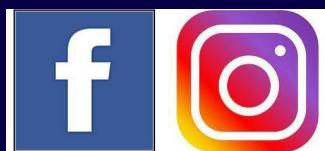
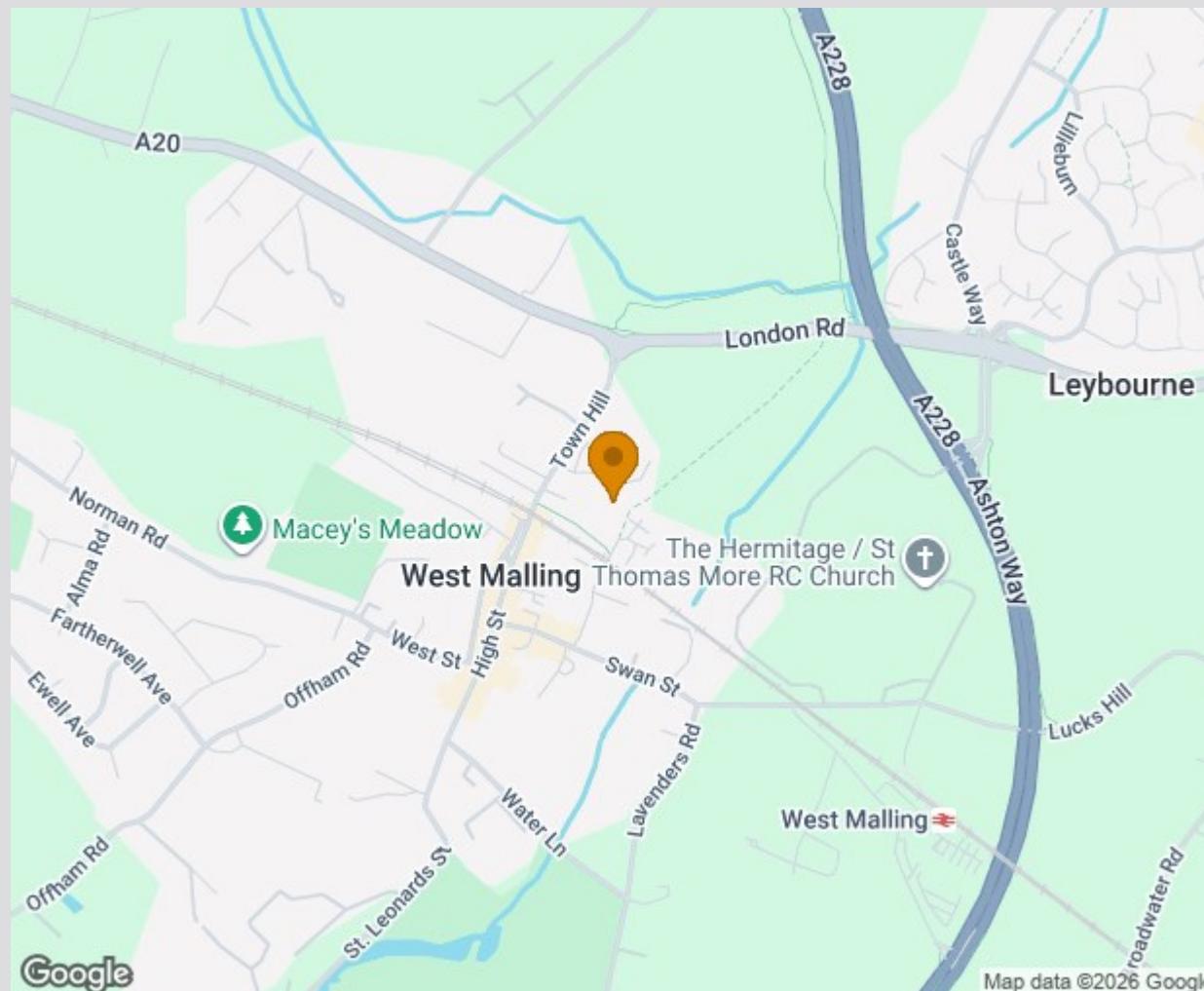
Tenure: Leasehold

Council tax band: D

Service Charge  
£237.52 per month  
£2850 p/a

### 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 [westmallings@khp.me](mailto:westmallings@khp.me)  
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