



## Wills Crescent

West Malling ME19 5GJ

Guide Price £275,000



COUNTRY HOMES



## West Malling ME19 5GJ

**NO ONWARD CHAIN** - A modern apartment with high specification finishes. Set on the second floor (top) of a purpose built block of apartments you enjoy no-one living above you and have the views of the green surroundings. Ideal for first time buyers or investors. Currently let to a great professional tenant.

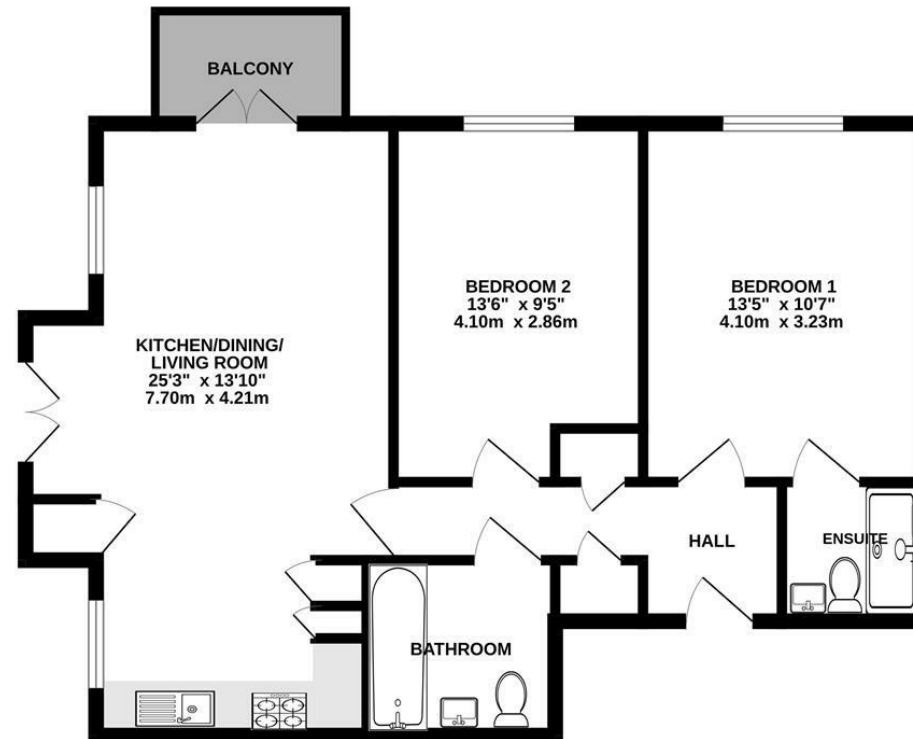
The secure building offers a bright communal area and access to your front door. The apartment is spacious and bright, decorated in white, with quality hard flooring, chrome electrical points and vertical blinds. The hallway offers two good size storage cupboards, a main bathroom, main bedroom with ensuite shower room and second double bedroom. The heart of the home is the **SUPERB** open plan living/kitchen area with two balconies and fully integrated appliances (fridge/freezer, electric oven, gas hob and washing machine).

Externally the property has an allocated parking space directly in front of the building.

- Second Floor (Top) Apartment
- Views of the Green Surroundings
- Modern Specification
- Open Plan Kitchen/Living Space with Two Balconies
- 2 DOUBLE Bedrooms
- Bathroom & Ensuite
- Allocated parking space directly in front of the building
- **NO ONWARD CHAIN**




**GROUND FLOOR**  
680 sq.ft. (63.2 sq.m.) approx.



**TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	86	86
(69-80)	C		
(55-68)	D		
(49-54)	E		
(41-48)	F		
(31-39)	G		
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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westmallings@khp.me











## Location Map

Tenure: Leasehold

Council tax band: C

### ADDITIONAL INFORMATION

Leasehold

Built by Taylor Wimpey

125 Year Lease from 1 Jan 2016

Local Estate Management

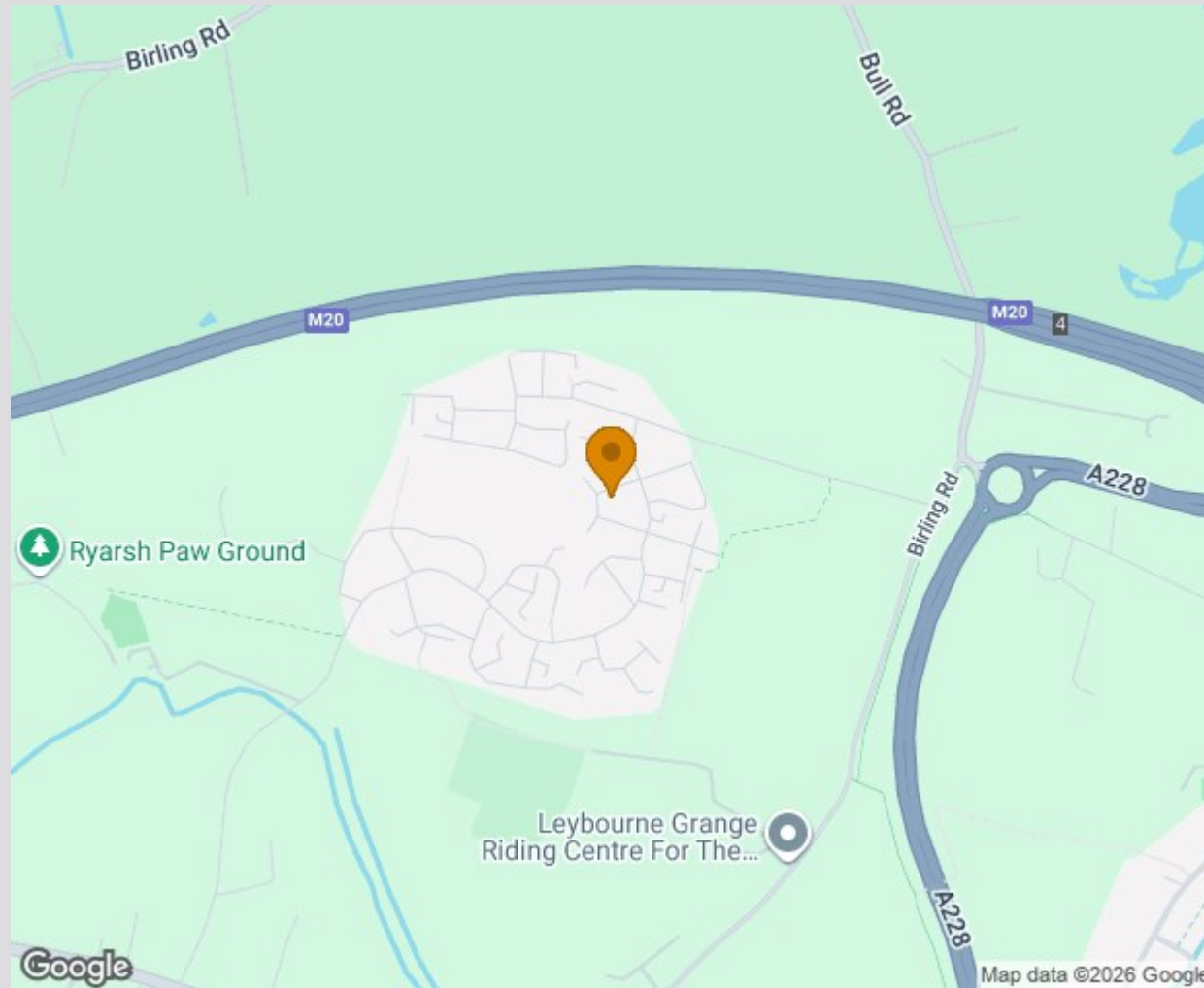
Charge - £616pa

Ground Rent - £250pa

Service Charge - Approx £1500pa

Council Tax Band C

EPC Rating B



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

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



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