



**Wills Crescent**  
West Malling ME19 5GJ  
£270,000



**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.

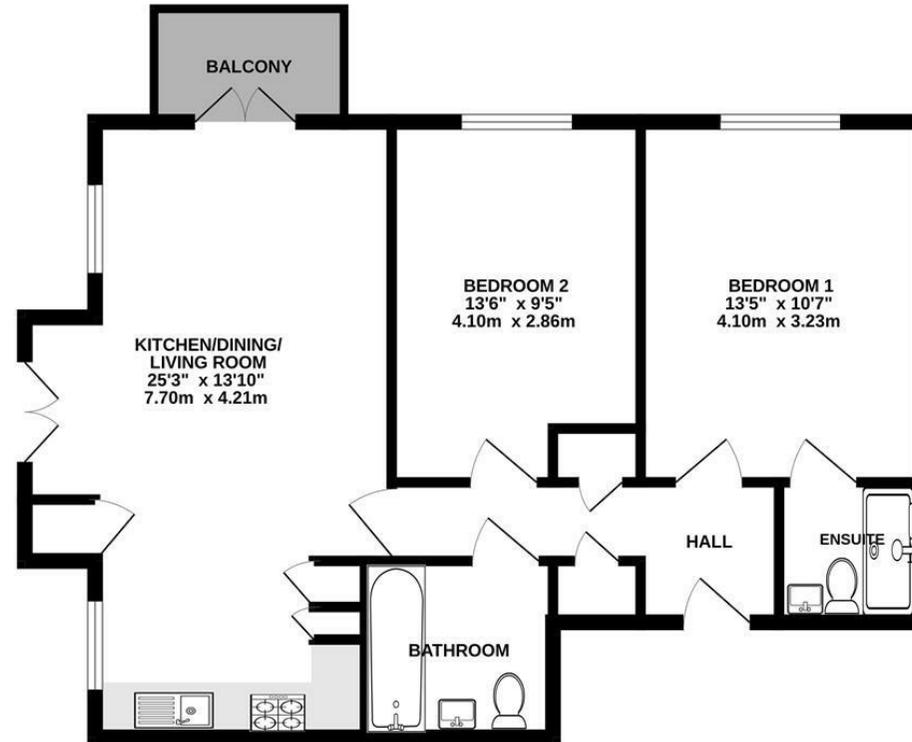
The secure building offers a bright communal area and access to your front door. The apartment is spacious and bright, decorated in white, with quality hard flooring, chrome electrical points and vertical blinds. The hallway offers two good size storage cupboards, a main bathroom, main bedroom with ensuite 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			
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: Leasehold

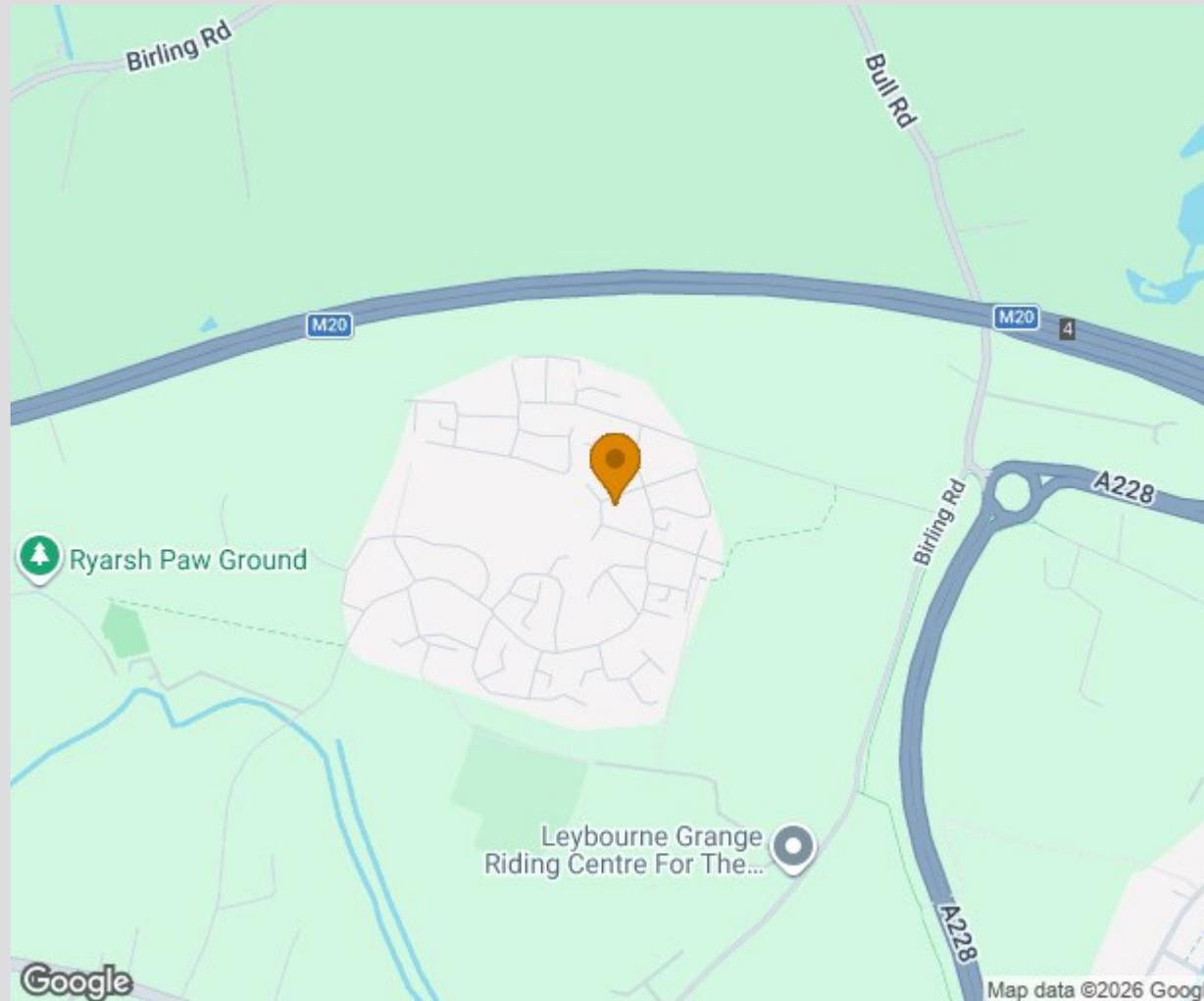
Council tax band: C

### 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

### Anti Money Laundering Charges

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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