



**£2,400 PCM**

**Unfurnished**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

# Town Hill, West Malling


 Bedrooms: 4

 Bathrooms: 2

 Receptions: 2

- 0.7 miles from West Malling Railway Station
- 0.2 miles from West Malling High Street
- Separate studio annexe with kitchen and shower room
- En bloc car port
- Newly refurbished to a high standard
- Cellar



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

Newly refurbished grade II listed three bedroom end of terrace character property with studio annexe located within walking distance of West Malling High Street (0.2 miles) and Train Station (0.7 miles).

Entrance into living room with feature fireplace and character beams, two storage cupboards. Spacious kitchen/diner with fitted wall and base units, new oven and hob. Access to cellar and door to courtyard garden.

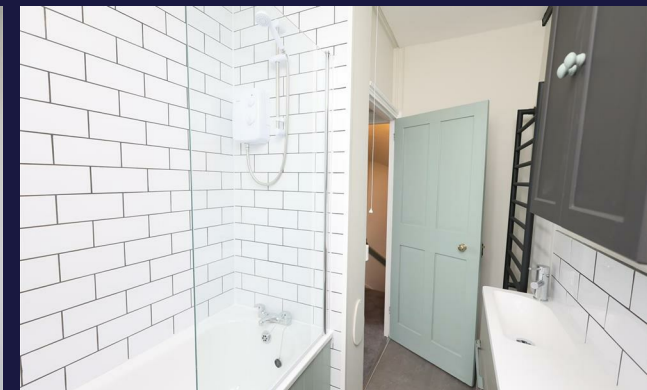
Stairs up to first floor, double bedroom with feature fireplace and built in storage cupboard. Second double bedroom. Family bathroom with shower over the bath, basin and WC and fitted cabinet.

Stairs up to second floor, double bedroom with skylight window.

Courtyard garden to the rear and access to annexe - ground floor studio with kitchen (new oven, hob and extractor fan), open plan to reception room/bedroom, shower room with WC, basin and shower cubicle.

En bloc car port (5-6 minute walk from the property). Street parking with resident's permit.

Available: NOW  
 Holding deposit: £553.00  
 Security deposit: £2,769.00  
 Council tax band: D  
 EPC rating: TBC



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