



# TMS

## ESTATE AGENTS



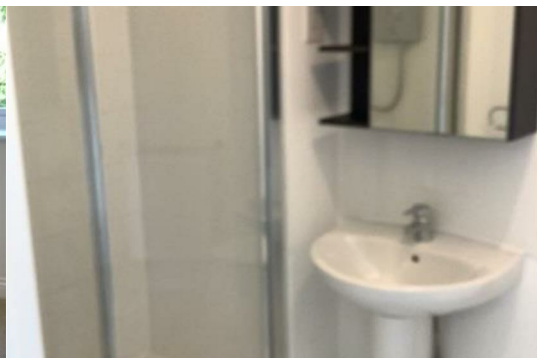
### Wills Crescent, West Malling, ME19 5GJ

**£1,300 Per Month**



- AVAILABLE END OCTOBER 2026
- LEYBOURNE CHASE
- UNFURNISHED
- ENSUITE & JULIETTE BALCONY
- NO PETS UNDER LEASE

- 2 BEDROOM APARTMENT
- INTEGRATED APPLIANCES
- ALLOCATED PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- EPC - B / COUNCIL TAX -C



AVAILABLE END OF OCTOBER 2026 ~ 2 BEDROOM, 1ST FLOOR MODERN APARTMENT ~ PARKING AVAILABLE

TMS ESTATE AGENTS are pleased to offer this beautiful apartment set within the highly desirable development of Leybourne Chase, this beautifully presented ground floor apartment enjoys picturesque views of the historic manor house and its stunning landscaped grounds.

The property offers modern living throughout. Internally, the apartment comprises a welcoming entrance hall with useful storage space, leading through to a bright and spacious open-plan kitchen and living area. This contemporary space features dual-aspect windows that flood the room with natural light, along with a breakfast bar ideal for dining or entertaining.

There are two well-proportioned double bedrooms, including a main bedroom with an en-suite, alongside a modern family bathroom.

With its beautiful setting and high-quality presentation, this apartment represents an excellent opportunity within the popular Leybourne Chase community.

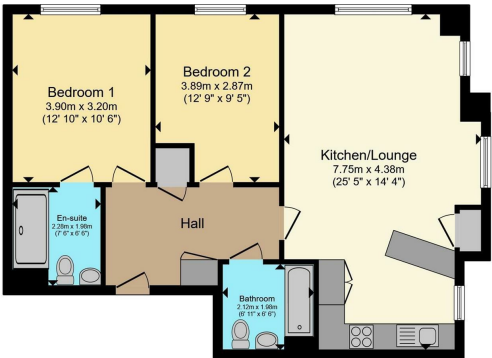
There is one allocated parking space for use by the apartment.

Council Tax Band = C / Deposit (5 Weeks Rent) = £1500.00 / Holding Deposit £300.00 / EPC = B  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY - IF A GUARANTOR IS REQUIRED THEY WILL NEED TO SHOW A TOTAL INCOME OF £46,800 TO MEET AFFORDABILITY FOR THIS PROPERTY.

Call TMS Estate Agents today to book your accompanied viewing.

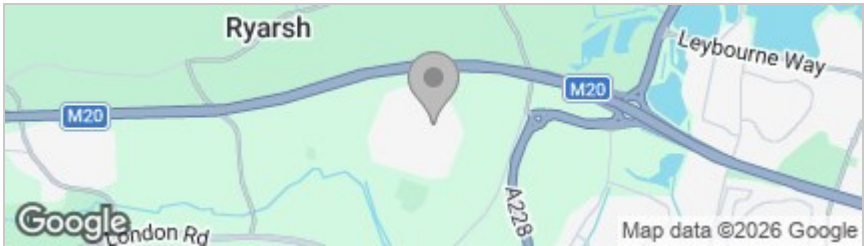
- COMMUNAL ENTRANCE HALL
- ENTRANCE HALL
- OPEN PLAN LOUNGE / KITCHEN  
25'5" x 14'4" (7.75 x 4.38)
- BEDROOM ONE 12'9" x 10'5" (3.90 x 3.20)
- EN-SUITE 7'5" x 6'5" (2.28 x 1.98)
- BEDROOM TWO 12'9" x 9'4" (3.89 x 2.87)
- BATHROOM 6'11" x 6'5" (2.12 x 1.98)
- ALLOCATED PARKING



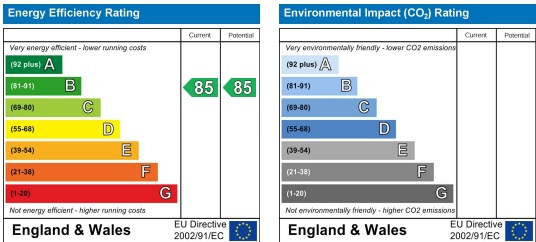
Total floor area 74.2 m<sup>2</sup> (798 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Connells

Area Map



Energy Efficiency Graph



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