

TMS

ESTATE AGENTS



Flat 3 8 Wills Crescent, Leybourne, West Malling,

ME19 6QH

£1,200 Per Month



- 2 BEDROOM APARTMENT
- LEYBOURNE CHASE
- UNFURNISHED
- AVAILABLE MID-DECEMBER 2025
- SORRY NO PETS

- EN-SUITE AND BATHROOM
- INTEGRATED APPLIANCES
- ALLOCATED PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- EPC - B / COUNCIL TAX - C



AVAILABLE IMMEDIATELY ~ 2 BEDROOM 1ST FLOOR MODERN APARTMENT ~ PARKING

TMS ESTATE AGENTS are pleased to offer this modern two bedroom apartment which is situated in the heart of the Leybourne Chase Development located in the historic town of West Malling. Offering easy access to the M20 and local amenities.

The property offers 2 double bedrooms with an ensuite shower room to bedroom 1.

Open plan living offers spacious living accommodation with a Juliette Balcony and a high gloss kitchen with plenty of cupboard space, integrated appliances including dishwasher, washing machine, fridge/freezer, oven and hob.

The main bathroom benefits from a shower over the bath & there is ample storage space throughout the apartment,

There is ONE allocated parking space with the apartment. Pets are not permitted under the terms of the lease.

Council Tax band C / Deposit = 5 weeks rent £1384.61 / Holding deposit £276.92/ EPC rating B
Please check broadband & phone coverage
<https://checker.ofcom.org/>

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY - IF A GUARANTOR IS REQUIRED THEY WILL NEED TO SHOW A TOTAL INCOME OF £43,200 TO MEET AFFORDABILITY FOR THIS PROPERTY

Call TMS Estate Agents today to book your accompanied viewing.

EXTERIOR

LOUNGE / KITCHEN 20 x 12 (6.10m x 3.66m)

BEDROOM 1 11 x 9 (3.35m x 2.74m)

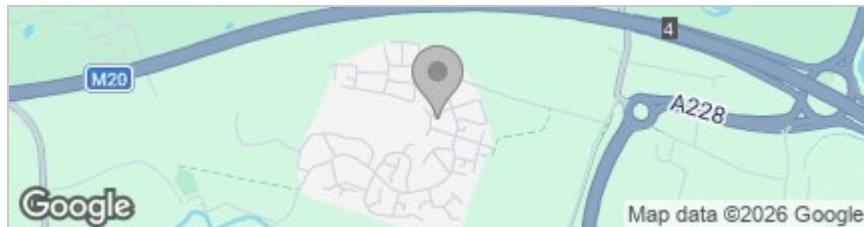
ENSUITE

BEDROOM 2 12 x 8 (3.66m x 2.44m)

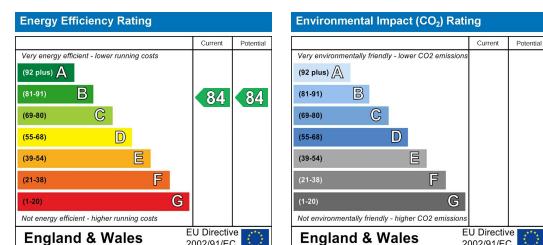
BATHROOM 7 x 7 (2.13m x 2.13m)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.