



# TMS

## ESTATE AGENTS



### Flat 3 8 Wills Crescent, Leybourne, West Malling,

**£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)

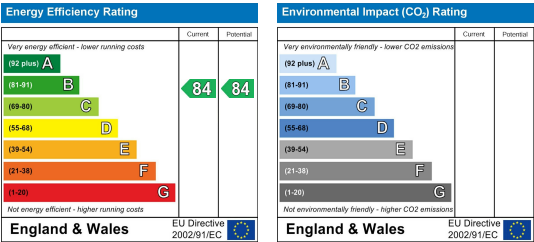
BATHROOM 7 x 7 (2.13m x 2.13m)



Area Map



Energy Efficiency Graph



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