



Flat 6, 96 Hawley Drive, Leybourne, West Malling, ME19 5FL
Offers Over £250,000




GUIDE PRICE - £250,000-£270,000 - Extremely well presented and MODERN second floor apartment nestled in the sought after Leybourne Chase development just a STONES THROW from the local convenience store and countryside walks. PLEASANT OUTLOOK to green spaces. NO ONWARD CHAIN.

The property offers secure entry system, stairs leading to the second floor (this is the top floor so no-one is above you). Once inside you have a spacious hallway providing multiple large storage cupboards, bathroom, two bedrooms and a beautifully light and bright open plan living space thanks to the double aspect windows and Juliette balcony.

Externally the property provides an allocated parking space and ample visitor spaces for your guests. To the front and the side of the building are green spaces and within a short walk are multiple footpaths through the woodlands and countryside.

- Top Floor Apartment
- 2 Bedrooms
- Modern Bathroom
- Open Plan Kitchen/Living Space
- Excellent Storage
- Abundance of Natural Light
- Pleasant Views from Living Space
- Allocated Parking Space & Ample Visitor Bays
- NO ONWARD CHAIN
- Remaining NHBC Warranty

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(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		
		





LOCAL AREA INFORMATION FOR LEYBOURNE

Leybourne Chase is a sought after area thanks to its convenient access to so many things. It has its own convenience store a stones throw from the property but is also only a very short drive from West Malling High Street where you will find a fine selection of shops, restaurants and amenities. West Malling is considered one of the most attractive small towns in mid-Kent.

For recreation - the property is set in the heart of the development, where a short stroll leads to country walks within its own woodland. You also have the lovely Manor Country Park, Trosley Country Park and Leybourne Lakes all close by.

There is a mainline train station at West Malling providing a fast service to London Victoria. There are also various other stations nearby connecting to other lines including the High Speed link.

Nearby Junction 4 of the M20 gives access to the motorway network providing easy access to London, the Channel Tunnel and Bluewater Shopping Centre.

ADDITIONAL INFORMATION

Freehold

Council Tax Band C

UPVC Double Glazing

Gas Central Heating (regularly serviced)

Lease - 125 years from September 2016 (119 years remaining)

Service Charge - £143pcm

Ground Rent - Approx £150pa

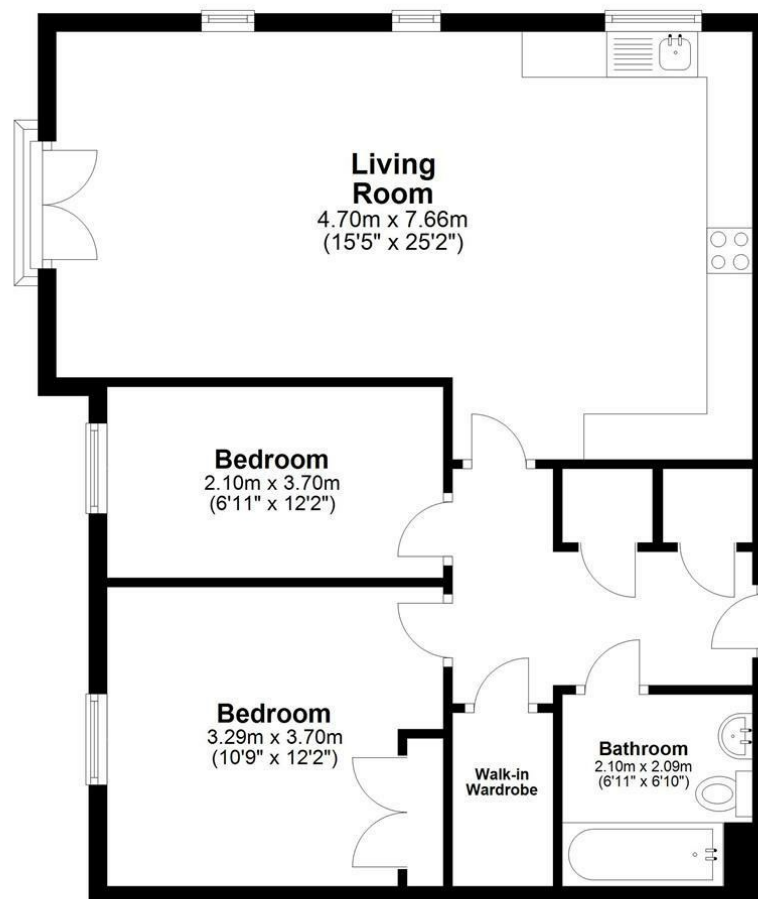
Built in 20016 - Remaining NHBC Warranty in place

The kitchen benefits from integrated oven and gas hob. The free standing fridge/freezer, washing machine and tumble dryer are negotiable to stay.

Furniture items present are available by separate negotiable.



First Floor



Total area: approx. 68.8 sq. metres (740.2 sq. feet)

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