



**Bannister Way, Leybourne, ME19 5SA**  
**Offers Over £265,000**

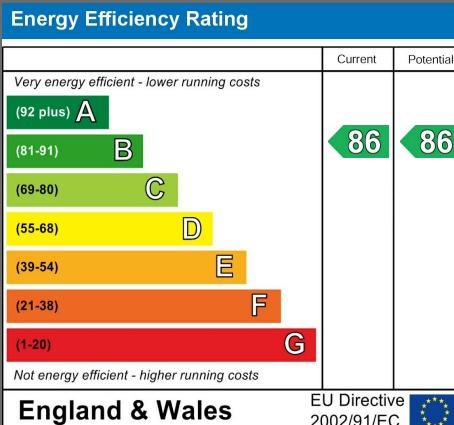
STUNNING PENTHOUSE 2 BEDROOM apartment enjoying a rural aspect located in this exquisite setting with uninterrupted views over adjacent grazing cattle. and recreational space. Leybourne Grange originally a 19th century country estate set in 80 acres and has been developed to create this stunning modern residential development. With many of the original trees used to create sweeping avenues and open spaces.

As well as being immaculately presented this Penthouse apartment has two double bedrooms, En-suite shower room and main bathroom and a stunning open plan kitchen / living area opening up via a Juliet balcony to rural views. Features include allocated parking space, ample visitor parking, a bike shed, integrated appliances, LED downlights throughout, 2 spacious storage cupboards and a large hallway.

Benefitting from a long lease length, allocated parking and bike shed and all service charges available on request. If you are looking for a prestigious apartment in Leybourne Chase then look no further.

EPC Rating B

- **2 Bedroom Penthouse Apartment**
- **Highly Desirable Leybourne Chase Location**
- **Panoramic Views Across Farmland**
- **Allocated Parking Space**
- **Immaculately Decorated**
- **2 Bathrooms**
- **Floor To Ceiling Windows**
- **Long Lease Length**
- **Council Tax Band C**
- **EPC Rating B**





## ADDITIONAL INFORMATION

Leasehold

Service Charge - £206 per month

Ground rent - £250pa

Lease remaining 115 years

Built in 2018 by Taylor Wimpey

## LOCAL AREA INFORMATION FOR LEYBOURNE CHASE

Leybourne Chase is a sought after area thanks to its convenient access to scenic walking trails, a community centre, play areas, a sports field, convenience store and a micro-bakery + coffee shop.

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by. A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, and is one of the most attractive small towns in mid-Kent, with a wide main street lined on each side by a fine collection shops and eateries.

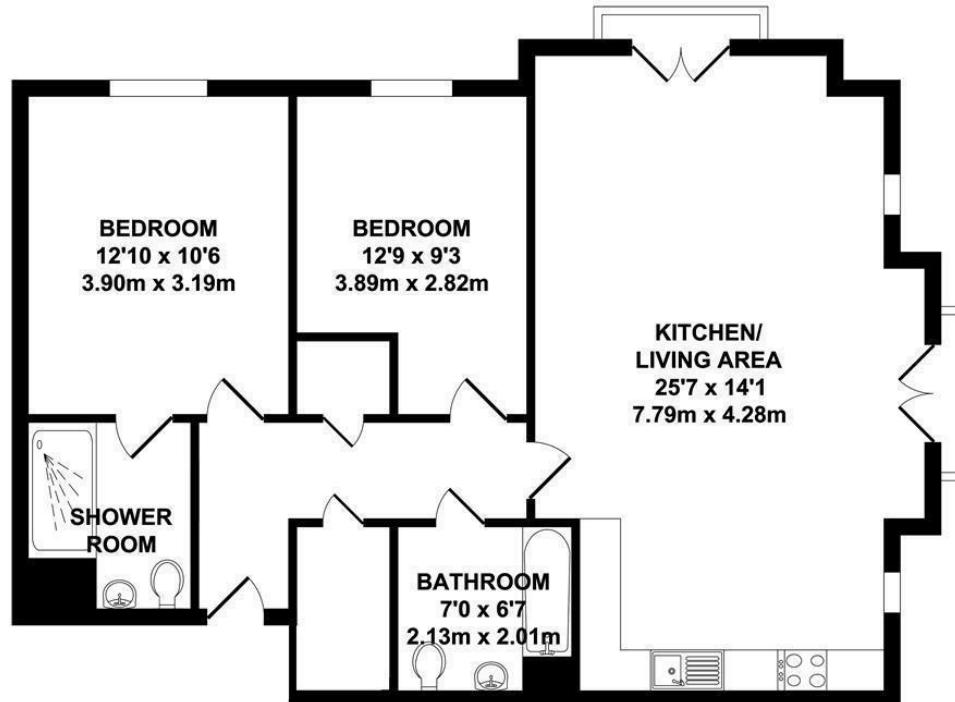
For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.



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APPROX. FLOOR AREA

810 SQ.FT.

(75.24 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.24 SQ.M.)

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