



Flat 1, 25 Police Station Road, West Malling, Kent, ME19 6PP

ASKING PRICE: £395,000
EPC RATING: C





A fabulous two bedroom, immaculately presented ground floor apartment which is situated in a extremely convenient location just a short walk from West Malling High Street and the train station. The property is well maintained and offers well proportioned spacious accommodation including a well fitted kitchen, and a sitting room with French doors opening directly onto your own patio. There are two good sized double bedrooms, the master with en-suite and in the hallway a further shower room, a utility room. plus two very useful storage cupboards. Outside is a patio area, a communal garden and the benefit of an allocated parking space together with other visitors parking. Please contact the office to arrange a look inside.

**Leasehold
980 years
Ground Rent: £350 p/a
Service Charge £4,800 p/a
Council Tax: D
EPC: C
Full Fibre Broadband Available Now**



- **OVER 55'S GROUND FLOOR APARTMENT**
- **WALKING DISTANCE TO THE HIGH STREET**
- **IMMACULATE PRESENTATION THROUGHOUT**

- **2 DOUBLE BEDROOMS, EN-SUITE AND SHOWER ROOM**
- **OWN PATIO AREA TO FRONT**
- **NO ONWARD CHAIN**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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