

£235,000 Leasehold

Hawley Drive, Leybourne, West Malling, Kent ME19 5FL



- First Floor
- Semi-Open-Plan Kitchen/Reception Room
- Juliette Balcony
- 'Outstanding' Local Primary School
- Approx. 667 Sqft Gross Internal Area
- Modern Double Glazing and Gas Central Heating
- Parking Space
- Short Bike Ride from West Malling Station

## GENERAL DESCRIPTION

This first-floor flat features a twenty-seven-foot reception room with south-west-facing Juliette balcony and semi-open-plan kitchen area. There are two bedrooms, both of which are comfortable doubles, plus a naturally-lit bathroom. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. A parking area to the rear of the building includes a space allocated to this flat and the nearby A228 allows for easy north/south travel along with access to the M20 motorway. Alternatively, West Malling Railway Station, for services between Maidstone/Ashford and London Bridge/Waterloo East/Charing Cross/Victoria, can be reached via short bike ride. Valley Invicta Primary School, which is just minutes away, is Ofsted-rated 'Outstanding'.

**Tenure:** Leasehold (125 years from 01/04/2011).

**Service Charge:** £135.13 per month (subject to annual review).

**Ground Rent:** £300.00 for the year.

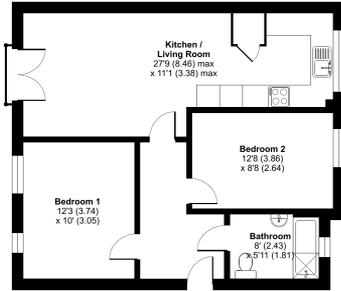
**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).



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Approximate Area = 667 sq ft / 62 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF: 1307173

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hall

#### Reception

27' 9" max. x 11' 1" max. (8.46m x 3.38m)

#### Kitchen

included in reception measurement

#### Bedroom 1

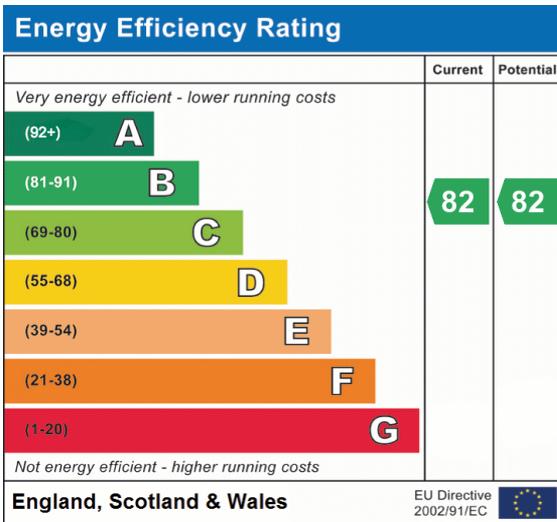
12' 3" x 10' 0" (3.74m x 3.05m)

#### Bedroom 2

12' 8" x 8' 8" (3.86m x 2.64m)

#### Bathroom

8' 0" x 5' 11" max. (2.44m x 1.80m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.