

£200,000 Leasehold

Bastien Lane, Kings Hill, West Malling, Kent ME19 4LX



- Ground Floor
- Dual Aspect Reception Room
- Naturally-Lit Bathroom
- Parking Space
- Approx. 507 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Double Glazing and Gas Central Heating
- Short Drive to West Malling Station

GENERAL DESCRIPTION

A well-proportioned and well-presented flat on the ground floor. The property is one of just four in the building and has a dual-aspect reception room, with bay window, and a semi-open-plan kitchen. There is a spacious bedroom, naturally-lit bathroom and useful storage cupboard in the entrance hallway. Well insulated walls, modern double glazing and gas central heating make for a good energy-efficiency rating. Bastien Lane has fields to the north but is still within comfortable walking distance of Kings Hill's various shops and amenities. The flat comes with use of an allocated parking space and West Malling Railway Station can also be reached via bus or bike.

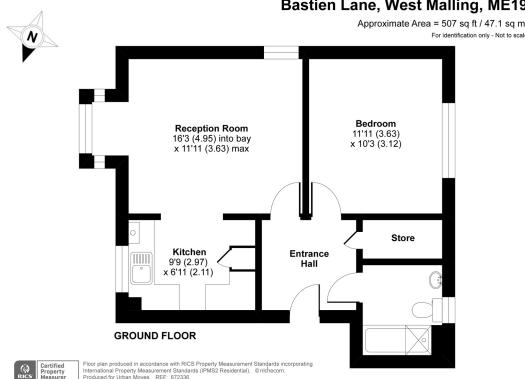
Tenure: Leasehold (125 years from 23/01/2026).

Service Charge: £111.22 per month (subject to annual review).

Council Tax: Band C, Tonbridge & Malling Borough Council.

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 not permitted (except assistance animals).



DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

16' 3" into bay x 11' 11" (4.95m x 3.63m)

Kitchen

9' 9" x 6' 11" (2.97m x 2.11m)

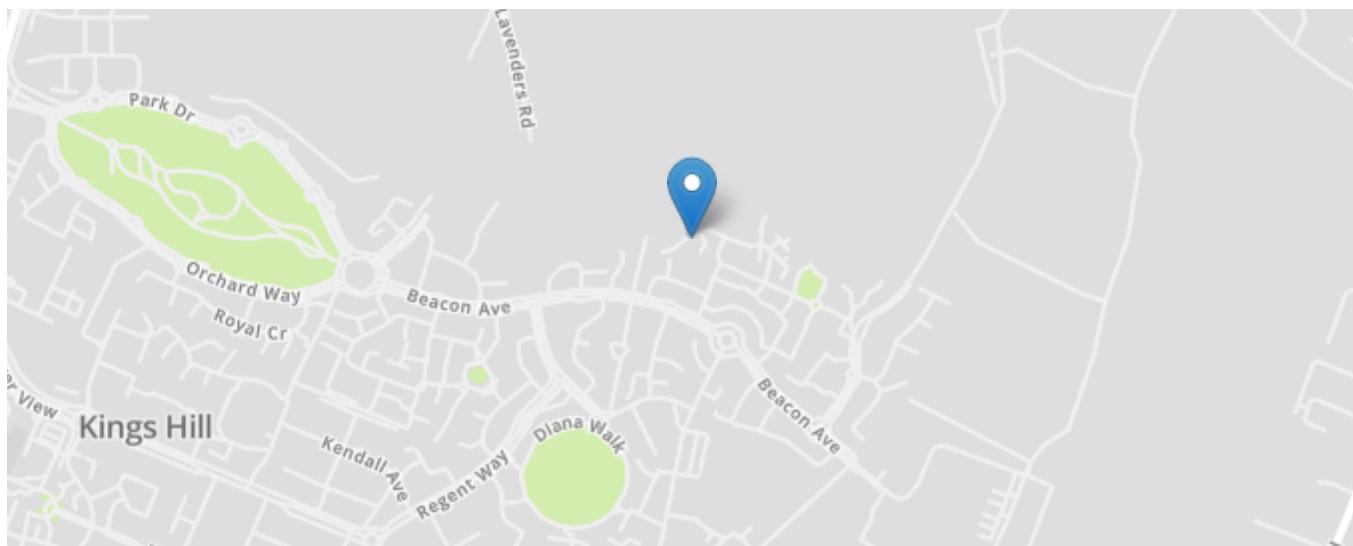
Bedroom

11' 11" x 10' 3" (3.63m x 3.12m)

Bathroom

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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.