



## Bannister Way

West Malling | ME19 5SA

# Bannister Way

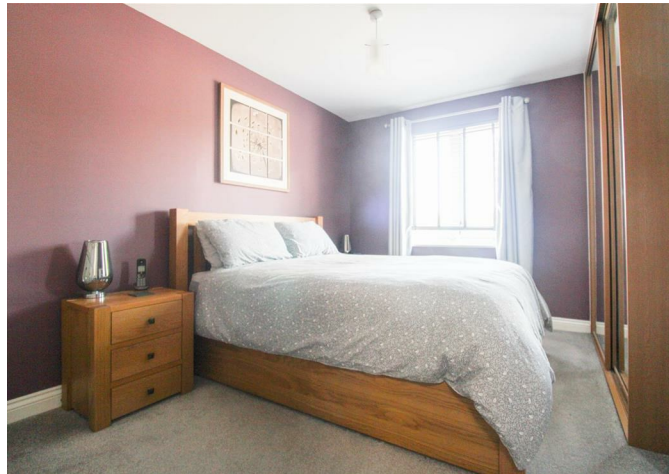
## Leybourne, West Malling, ME19

59 Δ

CR Real Estate are delighted to offer for sale this modern and spacious ground floor apartment situated in the popular Leybourne Chase development. This spacious apartment offers open plan living accommodation with a fitted kitchen with integrated appliances. The double bedrooms each have a built in wardrobe and the master bedroom has an en suite shower room as well as a separate family bathroom. Externally there is allocated parking as well as visitor parking. The property is ideally located being a short drive to the M20 & M2 motorways. We feel this apartment would be an ideal first time buy. Please call us now to arrange your appointment to view.

- Spacious Ground Floor Apartment
- Allocated Parking
- Popular Leybourne Chase Development
- Modern Decor Throughout
- Council Tax Band C
- Two Double Bedrooms
- Open Plan Living Accommodation
- En Suite Shower Room
- Call Now To View

Offers Over £275,000



## Entrance Hall

## Living Room/Kitchen

25'4 x 14'0 (7.72m x 4.27m)

## Bedroom

12'9 x 10'5 (3.89m x 3.18m)

## En Suite

6'3 x 5'4 (1.91m x 1.63m)

## Bedroom

12'9 x 9'2 (3.89m x 2.79m)

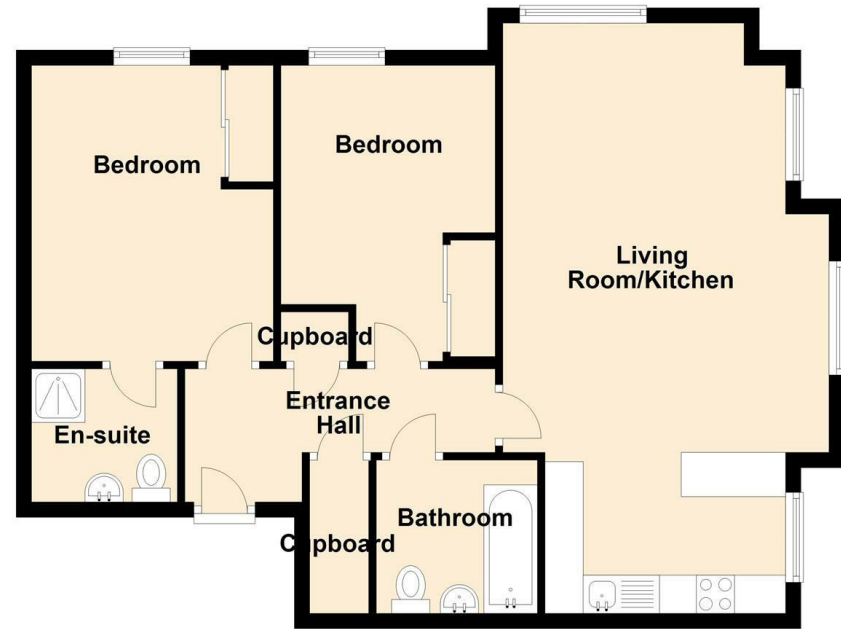
## Family Bathroom

7'0 x 6'7 (2.13m x 2.01m)





**Ground Floor**  
Approx. 68.9 sq. metres (741.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.7 sq. feet)



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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  | 86                      | 86        |
| (69-80) C  |  |                         |           |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |



CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.