



The Lakes, Larkfield, Aylesford, ME20

Approximate Area = 786 sq ft / 73 sq m

For identification only - Not to scale

Flat 5, 82, The Lakes, Larkfield, Kent, ME20 6GQ

GUIDE PRICE: £230,000-£240,000

EPC RATING: B







#### CHAIN FREE!!

**This stunning first floor apartment is located on the popular development of Leybourne Lakes within easy access to the M20 / M2 motorway networks. Tesco Superstore is within walking distance and the property overlooks the Leybourne Lakes Country Park.**

**The accommodation comprises a master bedroom which has the benefit of an en suite bathroom and second double bedroom. The kitchen has the benefit of a gas hob with electric oven, integrated dishwasher and washer / dryer and has space for a casual folding table. The lounge has double aspect patio doors with ample room for both living and dining furniture. The main bathroom has an impressive double shower. There is one allocated parking space which is overlooked by the lounge.**

**Leasehold  
Ground rent: £250 p/a  
Service Charge: £2,142 p/a  
976 years left on the lease  
Council tax: D  
EPC: B  
Gfast Fibre and Superfast Fibre Broadband Available**



- **CHAIN FREE!!**
- **TWO DOUBLE BEDROOMS**
- **VIEWS OF LEYBOURNE LAKES**

- **DOUBLE ASPECT JULIET BALCONY'S**
- **MASTER BEDROOM WITH EN-SUITE**
- **ALLOCATED PARKING**

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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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