



Flat 6, 102 The Lakes, Larkfield, ME20 6GY

OFFERS IN EXCESS OF: £285,000
EPC RATING: C





Simon Miller & Company are pleased to offer this three bedroom apartment for sale. Situated on the popular Leybourne Lakes development close to local amenities and leisure facilities. Leybourne Lakes country park is one the most places to spend time for country walks, running and generally spending time with the family. Easy access to the M20 gives good commutability to London and the coast.

On the first floor the property is accessed via a well kept communal entrance. Once inside, the apartment is immaculate throughout. The accommodation comprises of three good sized bedrooms, all of which could house a double bed. The master bedroom boast an en suite bathroom with both bath and shower facilities. In addition there is also a family shower room. The open plan living / dining area is awash with natural light and gives access to the double length balcony offering stunning lake views. The kitchen boasts ample storage and integrated appliances. All of the sales team have seen the apartment so if you have any questions or wish to arrange a viewing, please call us on 01732 875 706.

Leasehold
978 years
Service Charge: £2000 p/a
Ground Rent: £250 p/a
Council Tax Band (D)
EPC Rating (C)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- OUTSTANDING LAKE VIEWS
 - DOUBLE BALCONY
 - ALLOCATED PARKING
- THREE GOOD SIZED BEDROOMS
 - POPULAR 'LEYBOURNE LAKES' DEVELOPMENT
 - 1000SQ FT OF LIVING ACCOMMODATION

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

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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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