



168 The Lakes, Larkfield, Kent, ME20 6SL

ASKING PRICE: £425,000

EPC RATING: B





Welcome to lakeside living at its finest. This stunning two-bedroom duplex apartment is situated on the corner of the top floor of a sought-after development, offering uninterrupted panoramic views over the serene waters of Leybourne Lakes. With a unique layout, stylish interiors, and an unbeatable location, this home is the perfect blend of comfort and contemporary living. Externally, there are two allocated parking spaces with the home and also there is a private bike store facility. The current owners have had a quote to install an EV charger which is also easy to install. As you step inside, you're welcomed by a spacious entrance hallway, featuring an eye-catching spiral staircase that sets the tone for the rest of this exceptional home. To the left, the well-appointed kitchen boasts generous cupboard space and charming lake views. The lower floor also hosts a large double bedroom conveniently located next to a beautifully finished Jack & Jill bathroom. The true heart of the home lies in the expansive and large open-plan living and dining area, flooded with natural light thanks to sliding doors that open out onto a private balcony. Upstairs, there is a large skylight, creating a bright and airy feel. One of the upstairs rooms features a stylish mezzanine level overlooking the dining area below, offering versatility as a home office, guest bedroom, or creative space. Completing the upper level is the showstopping primary bedroom – an amazing view, high ceilings, a walk-in wardrobe, and a sleek en-suite bathroom. Whether you're looking for a peaceful lakeside escape or a stylish modern home with space to entertain, this unique duplex ticks all the boxes. With Leybourne Lakes quite literally on your doorstep, you'll enjoy an enviable lifestyle in an exceptional setting.

Material Information:
Ground Rent - £250PA (doubles in 2026)
Service Charge - £3065PA
Leasehold
975 years remaining
Council Tax: E
EPC: B
Full Fibre Broadband Not Yet Available



- **TOP-FLOOR DUPLEX APARTMENT WITH UNINTERRUPTED LEYBOURNE LAKES VIEWS**
- **SPACIOUS ENTRANCE HALL WITH FEATURE SPIRAL STAIRCASE**

- **TWO GENEROUS DOUBLE BEDROOMS**
- **LARGE OPEN-PLAN LIVING/DINING AREA WITH BALCONY OVERLOOKING THE LAKE**

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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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