



Albion Drive, Larkfield, Aylesford, ME20

Approximate Area = 690 sq ft / 64.1 sq m

For identification only - Not to scale

26 Albion Drive, Larkfield, Kent, ME20 6FG

GUIDE PRICE: £230,000-£240,000
EPC RATING: C





This beautifully presented modern apartment is located in a small, exclusive block of just six homes, tucked away at the end of a peaceful cul-de-sac on Albion Drive. The communal areas are clean and inviting, with fresh carpeting and neutral white décor guiding you up to the private entrance.

Inside, the apartment offers a thoughtfully designed layout comprising an entrance hallway, a spacious open-plan living area with a stylish kitchen and designated dining space, two generously sized double bedrooms, an en suite to the main bedroom, a contemporary family bathroom, and useful storage cupboards. The entire property has been finished to a high standard, with tasteful, modern décor throughout.

Additional benefits include an attractive lawned communal garden and allocated parking—making this home not only stylish but also practical. Quite simply, it's a property that needs to be seen to be fully appreciated.

Larkfield is one of the area's most desirable locations, offering an excellent balance of convenience and lifestyle. The mainline train station is less than a mile away, with the M20 motorway under two miles—ideal for commuters. You'll also find supermarkets, highly regarded schools, and local amenities close by. Just a short stroll away lies the picturesque Leybourne Lakes—perfect for relaxed picnics, scenic walks, cycling, or water sports for the more adventurous.

**Leasehold
EPC: C
Council Tax: C
Lease Length: 112 Years
Ground Rent: £375 p/a
Service Charge: £2,683.20 p/a
Full Fibre Broadband Planned Before December 2026**



- **TWO DOUBLE BEDROOM TOP FLOOR APARTMENT**
- **ALLOCATED PARKING**
- **OPEN PLAN LAYOUT**

- **MASTER BEDROOM WITH EN-SUITE**
- **FAMILY BATHROOM**
- **COMMUNAL GARDEN**

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

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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