



**ASKING PRICE: £260,000**  
**EPC RATING: C**

**Flat 5, 100 The Lakes, Larkfield, Kent, ME20 6GT**







Situated in the ever-popular Leybourne Lakes development, this beautifully presented two-bedroom first-floor apartment offers stylish, modern living with breathtaking views and an unbeatable location. Surrounded by picturesque walks, open water, and nature trails, the area provides a relaxed lifestyle while remaining close to key transport links including the M20/M2, making it ideal for commuters and nature lovers alike.

The communal areas of the building have recently been refurbished, creating a fresh and welcoming feel from the moment you arrive.

Inside, the apartment is move-in ready, finished to a high standard throughout. The heart of the home is the spacious open-plan living/dining area, flooded with natural light thanks to two Juliet balconies offering delightful views over Leybourne Lakes Country Park.

The recently fitted kitchen is sleek and contemporary, complete with integrated appliances and all the modern conveniences you'd expect—perfect for both everyday living and entertaining. There are two generous double bedrooms, including a master with its own en suite bathroom, while Bedroom 2 features high-quality Sharps fitted wardrobes, providing excellent built-in storage. A further stylish shower room completes the well-thought-out layout, offering flexibility for guests, sharers, or family living.

Additional benefits include one allocated parking space and well-maintained communal grounds.

With its high-spec finish, peaceful setting, and outstanding location, this is a fantastic opportunity to enjoy the very best of Leybourne Lakes living.

Leasehold  
EPC: C  
Council Tax: D  
Full Fibre Broadband Not Yet Available  
975 years on lease  
£250.00 p/a Ground Rent  
£2,400.00 p/a Service Charge



- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH EN SUITE BATHROOM

- RECENTLY RENOVATED COMMUNAL AREA'S
- LAKE VIEWS
- ALLOCATED PARKING

TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | [LARKFIELDSALES@SIMONMILLER.CO.UK](mailto:LARKFIELDSALES@SIMONMILLER.CO.UK)

AM457530525L  
MR0856/180615/050815/051015LE