



Mercer Close, Larkfield, Aylesford, ME20

Approximate Area = 600 sq ft / 55.7 sq m

For identification only - Not to scale

34 Mercer Close, Larkfield, Kent, ME20 6QY

ASKING PRICE: £210,000
EPC RATING: C





This well-presented two-bedroom flat, located on the second floor, offers comfortable and modern living in a convenient setting. Within walking distance is two local supermarkets, public transport routes, Larkfield leisure centre and Leybourne Lakes.

The property is in good condition throughout and features two spacious double bedrooms, with new flooring recently installed throughout, adding a fresh and contemporary feel. The accommodation is well laid out and ideal for professionals, couples, or small families.

The kitchen is fitted with stylish units and high-quality quartz worktop surfaces, providing both durability and a sleek finish. The living areas are bright and welcoming, creating a pleasant space to relax or entertain.

Further benefits include one allocated parking space and a spacious loft which is partially boarded and has an integrated ladder.

An excellent opportunity to acquire a well-maintained flat with modern finishes and practical features.

**Leasehold
EPC: C
Council Tax: C
Ground Rent: £0
Service Charge: £1,181.76 p/a
Full Fibre Broadband Expected Now**



- PERFECT FIRST-TIME PURCHASE OR INVESTMENT**
- ONE ALLOCATED PARKING SPACE**
- GOOD CONDITION THROUGHOUT**

- TWO DOUBLE BEDROOMS**
- QUARTZ WORKTOPS IN KITCHEN**
- WITHIN CLOSE WALKING DISTANCE TO LOCAL AMENITIES**

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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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