



**166 The Lakes, Larkfield, Kent, ME20 6SL**

**ASKING PRICE: £290,000**  
**EPC RATING: C**







**A beautifully presented, chain-free first floor apartment, perfectly positioned within the highly sought-after Leybourne Lakes development. This property offers an exceptional blend of contemporary living and serene surroundings, ideal for those looking for a peaceful yet convenient lifestyle. Boasting an approximate total area of 876 sq ft (81.3 sq m), the apartment features a spacious living/dining room with large windows, allowing natural light to flood the space and providing captivating views of the lake. The living area flows seamlessly onto a balcony, perfect for relaxing outdoors and enjoying the tranquil waterside scenery. The property comprises two well-proportioned bedrooms, with the master bedroom featuring a walk-in wardrobe and an en-suite bathroom for added privacy and convenience. The second bedroom is equally spacious and versatile, ideal for guests, a home office, or additional living space. The apartment also includes a modern kitchen fitted with integrated appliances and ample storage space, alongside a family bathroom and a handy storage cupboard. Additional benefits include allocated parking, ensuring convenience and security for residents. Leybourne Lakes is renowned for its picturesque surroundings, offering scenic walking routes around the lakes, recreational facilities, and easy access to nearby amenities, making it a highly desirable location for families, professionals, and retirees alike. This apartment represents a rare opportunity to secure a chain-free home with breathtaking lake views in one of the region's most prestigious developments. Viewing is highly recommended to fully appreciate the quality, space, and unique setting this property offers.**

**Leasehold  
Council Tax: D  
EPC: C  
975 years  
Service Charge: £2537 p/a  
Ground Rent: £350 p/a  
Full Fibre Broadband Expected Now**



- **CHAIN FREE!!**
- **OUTSTANDING LAKE VIEWS**
- **ALLOCATED PARKING**

- **TWO DOUBLE BEDROOMS**
- **WEST FACING BALCONY**
- **MASTER BEDROOM WITH WALK IN WARDROBE & EN SUITE**

**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.

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