



The Lakes, Larkfield, ME20
Approximate Area = 800 sq ft / 74.3 sq m
For identification only - Not to scale

Flat 5, 80 The Lakes, Larkfield, Kent, ME20 6GP

GUIDE PRICE: £230,000-£240,000

EPC RATING: C





Offered to the market is this fantastic two-bedroom first floor apartment overlooking the outstanding Leybourne Lakes, set within a highly desirable and peaceful location. The property offers a wonderful balance of tranquillity and convenience, with beautiful surroundings while remaining close to a wide range of local amenities and excellent transport links.

Leasehold
 999 year lease from 1/7/2001 - 975 years remaining
 Council Tax Band C
 EPC C
 Full Fibre Broadband Expected This Year
 Ground Rent £250pa
 Service Charge £2000 pa



- TWO DOUBLE BEDROOM APARTMENT
- RECENTLY FITTED SHOWER ROOM & EN SUITE BATHROOM
- ALLOCATED PARKING

- POPULAR 'LEYBOURNE LAKES' DEVELOPMENT
- OPEN PLAN LAYOUT
- LAKE VIEWS

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

AM4616040326

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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