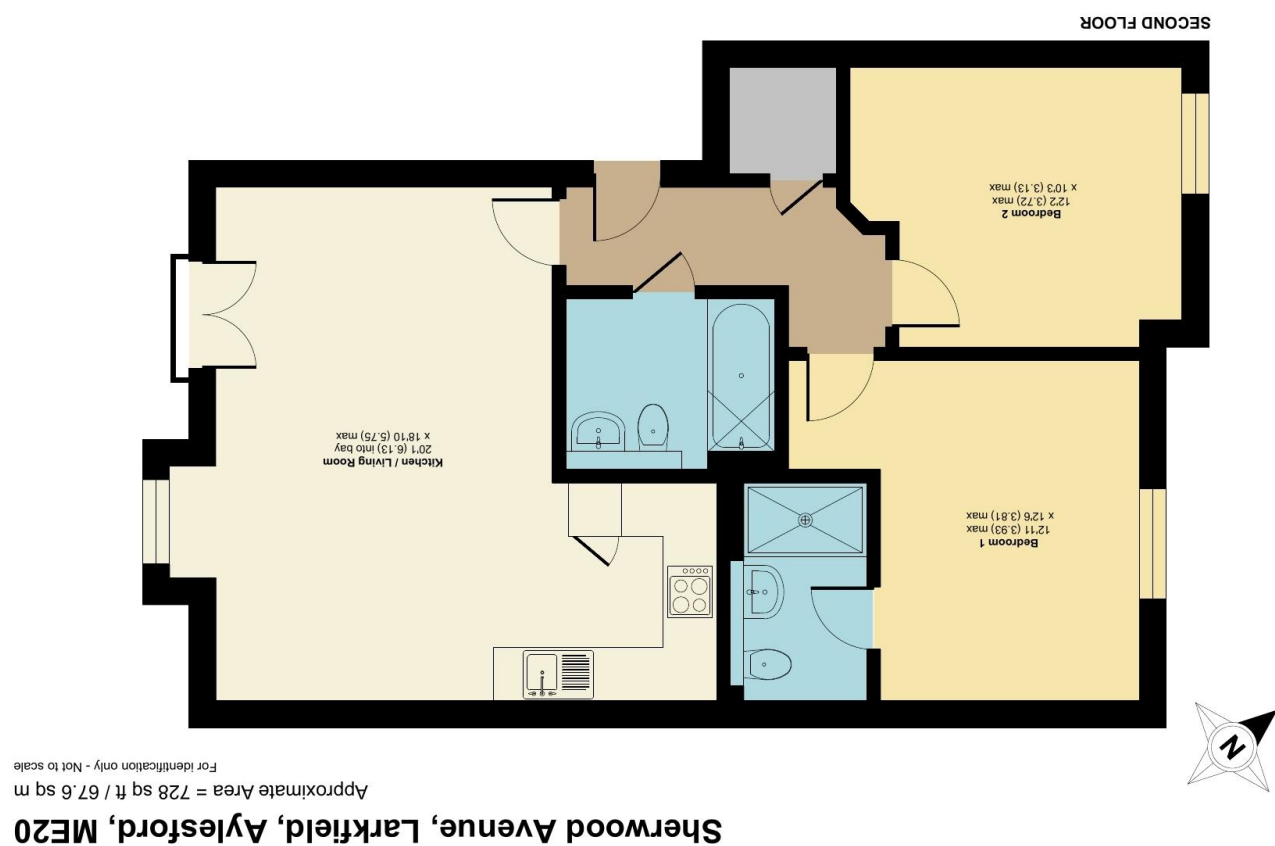




104 Sherwood Avenue, Larkfield, Kent, ME20 7GJ

GUIDE PRICE: £200,000-£220,000
EPC RATING: B





Offered to the market chain free and presented in excellent condition throughout, this beautifully refurbished two-bedroom first-floor apartment provides over 725 sq ft of bright and spacious accommodation, making it an ideal first-time purchase, investment opportunity, or downsizing option.

Having been recently redecorated throughout, the property benefits from a fresh, modern finish and several thoughtful improvements, including stylish new radiator covers and a recently installed boiler, ensuring both comfort and efficiency. The apartment boasts an impressive Energy Performance Rating of B, helping to keep running costs low.

The accommodation centres around a superb open-plan kitchen, living and dining space measuring over 20ft in length, creating the perfect environment for both everyday living and entertaining. Double doors open onto a Juliet balcony which enjoys attractive views overlooking the green, allowing plenty of natural light to flood the room.

There are two genuine double bedrooms, with the generous principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the second bedroom and guests alike.

Externally, the property benefits from allocated parking and is situated within a well-maintained development.

Sherwood Avenue is ideally positioned within the highly sought-after village of Larkfield, a thriving community popular with families, professionals and commuters alike. Residents enjoy easy access to a range of local amenities including supermarkets, cafés, restaurants and leisure facilities, while the nearby Lakes and Country Park offer wonderful opportunities for walking, cycling and outdoor recreation.

For commuters, New Hythe and Aylesford railway stations provide convenient links into London, while the M20 motorway is just a short drive away, offering excellent road connections to Maidstone, London and the Kent coastline.

**Leasehold
155 years remaining
Ground Rent - £475PA
Service Charge - £3120PA
EPC: B
Council Tax: C
Full Fibre Broadband Expected Next Year**



- **CHAIN FREE!!**
- **RECENTLY RE DECORATED THROUGHOUT**
- **MASTER BEDROOM WITH EN-SUITE**

- **TWO DOUBLE BEDROOMS**
- **JULIET BALCONY OVER LOOKING THE GREEN**
- **ALLOCATED PARKING**

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

AM4645030626
MR0856/180615/050815/051015LE

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