



Sherwood Avenue, Larkfield, Aylesford, ME20 7GJ
Offers In Excess Of £215,000

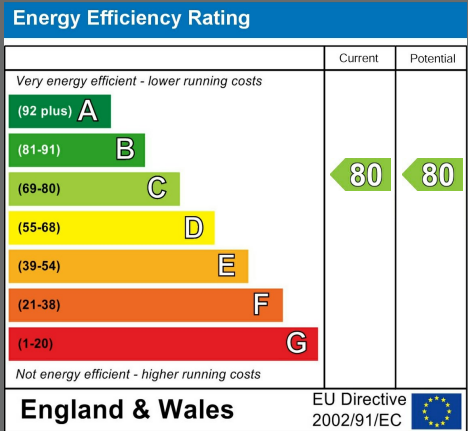
Nestled on Sherwood Avenue in the charming area of Larkfield, Aylesford, this delightful ground floor apartment offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms and two bathrooms, this property is ideal for individuals, couples, or small families seeking a comfortable and stylish home.

The apartment boasts a good size reception room that provides a welcoming atmosphere and offers contemporary updates throughout while the low-maintenance layout allows for easy living. One of the standout features of this residence is its allocated carport, providing secure parking for residents and visitors alike.

The location is particularly advantageous, with excellent transport links nearby. The M20 motorway is easily accessible, making commuting a breeze, while East Malling, West Malling, and New Hythe railway stations are just a short distance away, offering convenient rail connections for those who travel regularly.

With its long lease and well-presented interiors, this apartment represents a fantastic opportunity for buyers looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a low-maintenance investment, this property is sure to impress.

- Ground Floor Apartment
- Sought After Development
- Two Good Sized Bedrooms
- Ensuite To Master Bedroom
- Recently updated flooring throughout
- 4 Year Old Boiler (Approx)
- Allocated Car Port
- EPC Rating C





LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 5 miles away.

For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

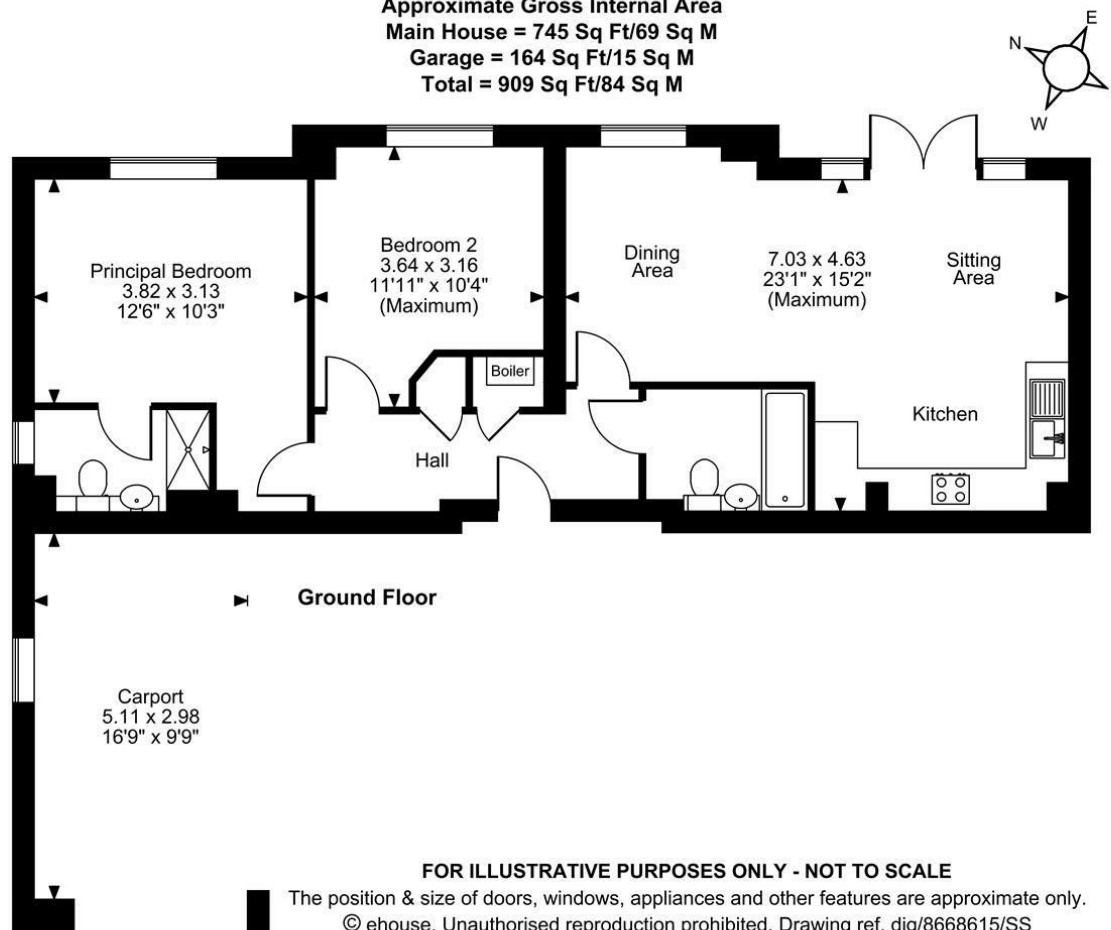
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Leasehold
Council Tax Band C
EPC Rating C
UPVC Double Glazing
Gas Central Heating
Ground Rent - £433.37/year
Service Charge - £1428.19 / 6 months
136 Years Left on Lease



Sherwood Avenue, Larkfield, Aylesford
Approximate Gross Internal Area
Main House = 745 Sq Ft/69 Sq M
Garage = 164 Sq Ft/15 Sq M
Total = 909 Sq Ft/84 Sq M



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