



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£230,000**

**Leasehold**

2x 2x 1x

**The Lakes, Larkfield,  
Kent, ME20**

*Wards*  
Helping you move forwards



## Main features

- Well presented throughout
- An en-suite bathroom & a shower room adds a touch of luxury
- Short walk to the Tesco Superstore with the convenience of a chemist
- Leisure facilities aplenty - enjoy lakeside walks from your door or have a swim/workout at the Larkfield Leisure Centre
- Excellent commuter links by road or rail - walk to the New Hythe rail station or the M20 is nearby

## Accommodation

### FIRST FLOOR

- Entrance Hall
- Lounge: 17'6 x 12'7 (5.34m x 3.84m)
- Balcony
- Kitchen: 10'2 x 9'10 (3.10m x 3.00m)
- Bedroom 1: 11'6 into fitted wardrobes x 10'7 up to door well (3.51m x 3.23m)
- En-Suite Bathroom
- Bedroom 2: 11'3 x 9'5 (3.43m x 2.87m)
- Shower Room

### OUTSIDE

- Allocated Parking Space
- Communal Gardens

### First Floor

Approx. 70.1 sq. metres (754.9 sq. feet)



Call Larkfield - 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale