

102 Sherwood Avenue, Larkfield, Kent, ME20 7GJ

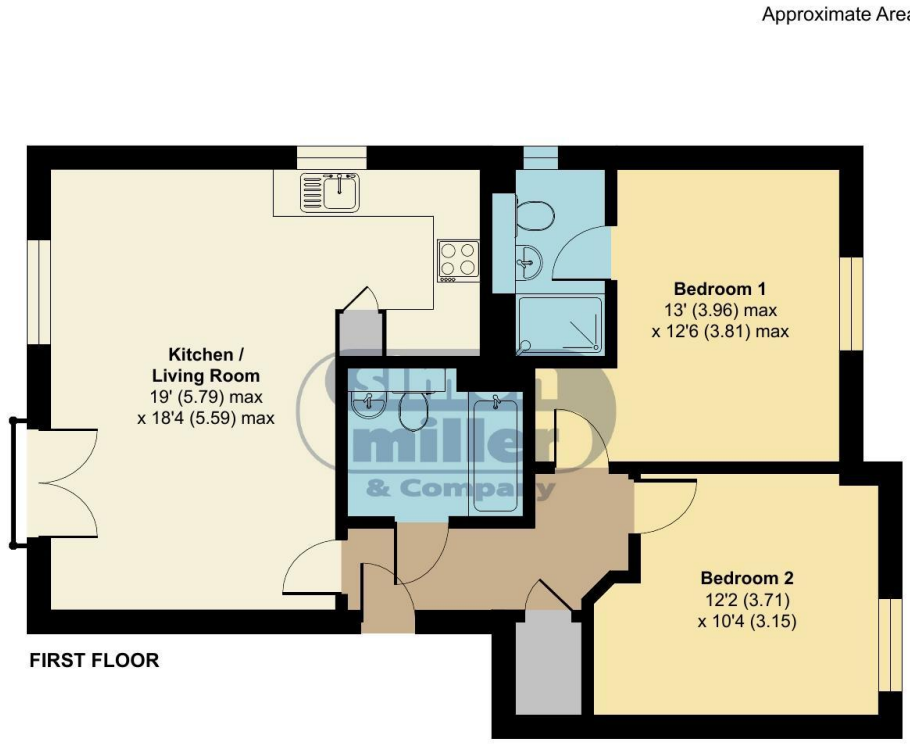
OFFERS IN EXCESS OF: £205,000
EPC RATING: C

d

Sherwood Avenue, Larkfield, Aylesford, ME20

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1501190

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The property enjoys a convenient location, with excellent access to the M20 motorway network, Larkfield Leisure Centre, local schools and nearby mainline stations at East Malling, West Malling and New Hythe.
Internally, the apartment is accessed via a communal entrance and is positioned on the first floor. A spacious entrance hallway leads through to a bright and welcoming open-plan living and kitchen area, with French doors opening onto a Juliet balcony overlooking the neighbouring green, allowing plenty of natural light into the room.
The modern kitchen is well equipped with a range of integrated appliances, including a dishwasher, fridge/freezer, washing machine, electric oven and gas hob.
There are two generous double bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A well-presented family bathroom completes the accommodation.
Further benefits include double glazing, gas central heating and allocated parking for one vehicle beneath a carport.
Available to view now, this is a well-positioned modern apartment offering contemporary living in a convenient location, with the added benefit of a pleasant outlook over the green.

Please contact the sales team to arrange your viewing.

Leasehold
EPC: C
Council Tax: C
136 years on lease
Service Charge: £2,500 p/a
Ground Rent: £475 p/a
Fibre to the Cabinet Broadband





- **CHAIN FREE!!**
- **TWO DOUBLE BEDROOMS**
- **OPEN PLAN LAYOUT**
- **KITCHEN WITH INTEGRATED APPLIANCES**
- **JULIET BALCONY OVER LOOKING THE GREEN**
- **CARPORT**

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

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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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