

TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.37 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.
 This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Some details omitted.



OFFERS IN EXCESS OF: £220,000

EPC RATING: B

Flat 3 Levitt House, 1 Keepers Cottage Lane, Wouldham, Kent, ME1 3FH





Situated within the highly sought-after Peters Village, this beautifully presented first-floor apartment offers bright, airy accommodation throughout and is ideal for first-time buyers, downsizers, or investors alike.

The heart of the home is the impressive open-plan living/dining area, measuring approximately 17'6 x 13'1 (5.34m x 3.99m). This generous space is flooded with natural light, creating a welcoming and versatile environment perfect for both relaxing and entertaining. The adjoining kitchen (10'0 x 6'8 / 3.05m x 2.02m) is well laid out, offering ample storage and workspace. The property boasts two well-proportioned bedrooms, including a spacious principal bedroom (11'1 x 10'11 / 3.39m x 3.34m) complete with its own en suite, providing added comfort and privacy. The second bedroom (10'7 x 10'6 / 3.23m x 3.20m) is also a great size, ideal as a guest room, home office, or additional bedroom. A modern main bathroom completes the internal accommodation. Externally, the property benefits from a car port, offering convenient and secure parking. One of the standout features of this home is its location. Peters Village is a thriving and picturesque riverside development, offering a perfect blend of countryside living with modern convenience. Residents enjoy scenic walks along the River Medway, easy access to nearby amenities, and excellent transport links to Maidstone and beyond—making it ideal for commuters and those seeking a peaceful yet well-connected setting.

With its well-designed layout, generous room sizes, and abundance of natural light, this apartment truly offers a superb combination of style, comfort, and location

Leasehold
 125 Year lease commenced 1/1/2017
 116 years remaining
 Ground Rent £250pa
 Annual Service Charge £2,053.58
 Sublet Fee £75
 Estate Service Charge £191.26 for period 1/1/26-30/6/26
 Council Tax Band C
 EPC Rating B
 Fibre to the Cabinet Broadband available now



- **CHAIN FREE!!**
- **TWO DOUBLE BEDROOMS**
- **CAR PORT**

- **MASTER BEDROOM WITH EN-SUITE**
- **OPEN PLAN LAYOUT**
- **POPULAR 'PETERS VILLAGE' LOCATION**

AM1667090326

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

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