



Kings Crescent, Aylesford, ME20 7FH
40% Shared ownership £104,000

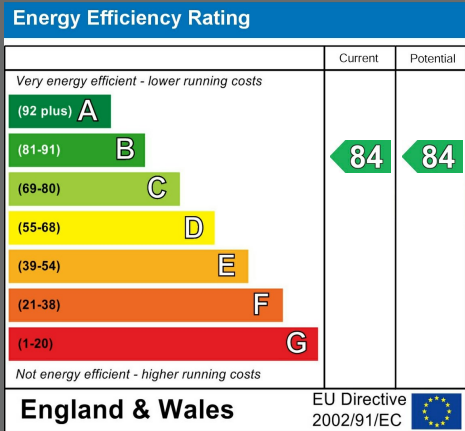


A well-presented and spacious top floor apartment in Aylesford, ideally positioned within walking distance of the picturesque village centre and Aylesford Station. The property offers an entrance hallway with useful storage, leading to a bright and airy open plan living space with a modern fitted kitchen and integrated appliances, including a dishwasher, fridge/freezer and washing machine. French doors open onto a Juliette balcony. Both bedrooms are well proportioned, served by a modern bathroom suite. Further benefits include an allocated parking space, secure communal entrance with entry phone system, well-maintained communal gardens and a favourable energy rating. Aylesford is a charming riverside village on the River Medway, offering everyday amenities.

Shared Ownership

This property is available through the Shared Ownership scheme. You may be eligible if your household income does not exceed £80,000 per annum, you are unable to purchase a suitable home on the open market, and you do not already own a home (or will have sold any existing property before purchase). All applicants must be registered and approved by Hyde New Homes and may be required to complete a Shared Ownership affordability assessment.

- Well Presented Top Floor Apartment
- Two Bedrooms
- Open Plan Living Room with Juliet Balcony
- Fitted Kitchen with Integrated Appliances
- Allocated Parking Space
- Modern Bathroom Suite
- Walking Distance Of Aylesford Train Station
- Walking Distance Of Aylesford Village
- Gas fired Central Heating
- EPC Rating B





Shared Ownership Eligibility

This property is available through the Shared Ownership scheme and you may be eligible if:

Your gross household income does not exceed £80,000 per annum.

You are unable to purchase a suitable home to meet your housing needs on the open market.

You do not currently own a home, or you will have sold your existing property before purchasing or renting.

All applicants must be registered and approved by Hyde New Homes. Applicants may also be required to complete a Shared Ownership affordability assessment.

Local Information For Aylesford

Aylesford is a historic and picturesque village in mid-Kent, set on the banks of the River Medway and renowned for its heritage, character and strong sense of community. The traditional village centre, within walking distance of the property, offers a charming selection of local shops, cafés and public houses, together with notable historic landmarks including Aylesford Priory. The riverside setting and surrounding countryside provide an attractive environment for walking and outdoor leisure.

The area is particularly well served for recreation and green space. Nearby Larkfield offers a modern leisure centre, while a variety of parks and open countryside are easily accessible, including Cobtree Manor Park, Leybourne Lakes Country Park and Manor Park. These provide lakeside walks, nature reserves, play areas and sports facilities, appealing to a wide range of lifestyles.

For a broader range of amenities, the highly regarded market town of West Malling is a short drive away and features an attractive high street with a diverse selection of independent boutiques, restaurants and cafés. Maidstone, the county town of Kent, lies approximately five miles distant and offers extensive shopping, leisure and transport facilities, including mainline rail services.

The property is particularly convenient for commuters, being located close to Aylesford station, which provides regular services to Maidstone, Strood and connections to London. Excellent road links are also available via the nearby M20 and M2, giving straightforward access to the M25, London, the Kent coast and major motorway networks.

Aylesford and the surrounding area are well regarded for education, offering a comprehensive choice of primary schools, grammar schools and independent establishments within easy reach, further enhancing the area's appeal for families.

ADDITIONAL INFORMATION

Leasehold
Council Tax Band C
EPC Rating B
Double Glazing
Gas Central Heating

Financial Information:

Property Value = £270,000

Percentage Share = 40%

Share Price = £108,000

Monthly Ground Rent = £20.83

Monthly Rent = £406.48

Monthly Service Charge = £190.34

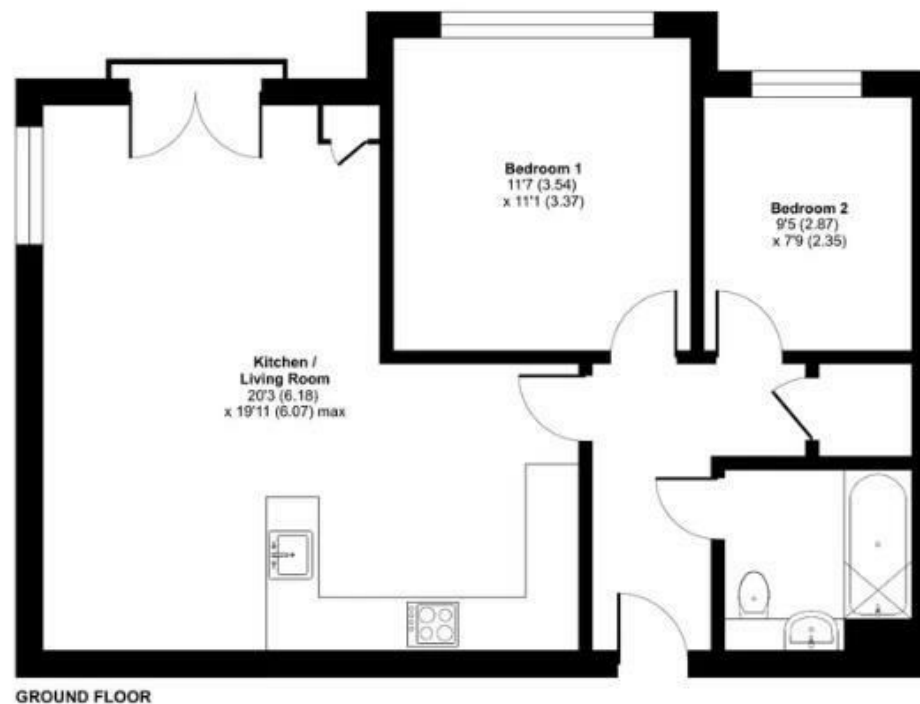
Please note the rent and service charge is reviewed annually 01 April. Your home may be at risk if you do not keep up your mortgage and rent repayments



Kings Crescent, Aylesford, ME20

Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

