



**Friars View, Aylesford, , ME20 7GB**  
**Offers Over £210,000**



**\*\* Chain Free 2 Bedroom Ground Floor Apartment\*\***

A well-presented and spacious ground floor apartment, ideally located in the sought-after village of Aylesford, within walking distance of the village centre and station.

The apartment features a bright open-plan living and dining area with direct access to communal gardens, a separate kitchen, two well-proportioned bedrooms, and a modern shower room. Further benefits include two underground allocated parking spaces.

Aylesford, set on the beautiful River Medway, blends village character with modern amenities and great transport connections.

Early viewing is highly recommended to fully appreciate what is on offer.

\* Please note some rooms have been virtually staged.



### Local Information For Aylesford Village

Aylesford Village is located in Kent, England, near the River Medway. The property is located in the heart of Aylesford village renowned for its historical charm and boasts a rich history, with landmarks such as the Aylesford Priory, and offers a range of amenities including local shops, cafes, and pubs which contribute to a vibrant community atmosphere. Aylesford provides easy access to neighboring towns and villages.

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

Nearby West Malling 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 town centre is approximately 5 miles away and offers extensive amenities.

In terms of transport links, the property benefits from excellent road access, with convenient connections to major roadways such as the M20 and M2, facilitating easy commuting to nearby towns and beyond. Aylesford is also served by its own railway station, offering regular train services to London, Maidstone, and other destinations.

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](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

### Communal Entrance

### Hallway

Living / Dining Room 18'10 x 12'01 (5.74m x 3.68m)

Kitchen 14'01 x 5'11 (4.29m x 1.80m)

Main Bedroom 14'09 x 9'05 (4.50m x 2.87m)

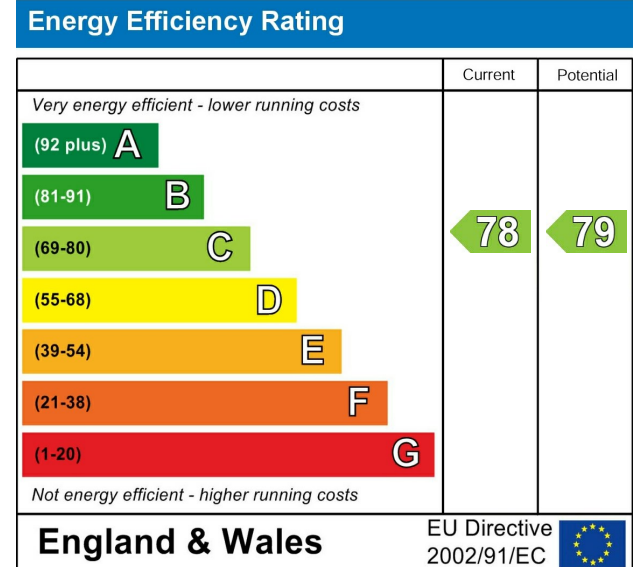
Bedroom 2 13'04 x 7'08 (4.06m x 2.34m)

Shower Room 6'05 x 5'11 (1.96m x 1.80m)

### Communal Gardens

### ADDITIONAL INFORMATION

Leasehold  
Council Tax Band C  
EPC Rating C  
Gas Central Heating  
105 Years Remaining on Lease  
Annual Service Charge - Approx. £2,679.00  
Annual Ground Rent - Approx. £200.00



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First Floor

**Approx. Gross Internal Floor Area 690 sq. ft / 64.15 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

