Ibbett Mosely

Flat 4, 100 The Lakes, Larkfield, Aylesford, ME20 6GT

A fantastic opportunity to purchase a first floor apartment with lake views. Offering 2 bedrooms, one with ensuite, second shower room, allocated parking and spacious lounge diner. A balcony looking over gated communal gardens and lakeside views.

Sold with NO ONWARD CHAIN.

Guide Price £225,000

- No onward chain, move in ready
- First floor apartment with lakeside balcony
- Two Bedrooms Two Bathrooms
- Further Lakeside views from bedroom
- Gated communal Lakeside Garden
- Built in 2001, Colonial Style Design
- EPC rating B - Council Tax band C
- Guide Price £225,000

Entrance Hall

The entrance hall provides a welcoming space as you enter the home, offering access to the main living areas and bedrooms. Storage cupboards and an airing cupboard help keep this area tidy and organised.

Kitchen
9'9" x 6'0"

A well-appointed kitchen featuring light wood cabinetry paired with dark countertops, creating a warm and functional space for meal preparation. The kitchen benefits from a window that brings in natural light and offers views to the side of the property. Integrated appliances include a gas hob with an overhead extractor and an oven below, complemented by a tiled floor for easy maintenance.

Sitting / Dining Room
18'0" x 12'9"

This inviting sitting and dining room offers a bright and spacious area for relaxing and entertaining. French doors open onto a balcony, allowing in plenty of natural light and providing an outdoor space to enjoy the views over the communal grounds. The room's generous proportions comfortably accommodate seating and dining furniture, making it a versatile and welcoming heart of the home.

Master Bedroom
12'9" x 10'11"

The master bedroom is a generous and tranquil retreat, featuring a neutral decor that enhances the sense of space and light. French doors open onto the Juliet balcony, offering peaceful views over the parking and lake beyond. The room is

complemented by a built-in wardrobe and an ensuite bathroom, providing added convenience and privacy.

Ensuite

The ensuite bathroom in the master bedroom is fitted with a bath and overhead shower, a pedestal sink, and a WC. The neutral white tiling and light decor create a fresh and clean atmosphere.

Bedroom

9'10" x 8'10"

A second bedroom offers a cosy space with a window that lets in natural light and provides views over the surrounding area. Its neutral tones and simple layout make it adaptable for various uses, whether as a guest room or home office.

Shower Room

This shower room is equipped with a shower, WC and wash basin. The light tiles and simple design create a practical and clean space for everyday use.

Balcony

The balcony extends the sitting and dining room outdoors, offering a pleasant seating area with views of the well-kept gated communal gardens and lake. It is an ideal spot for enjoying fresh air and tranquil surroundings.

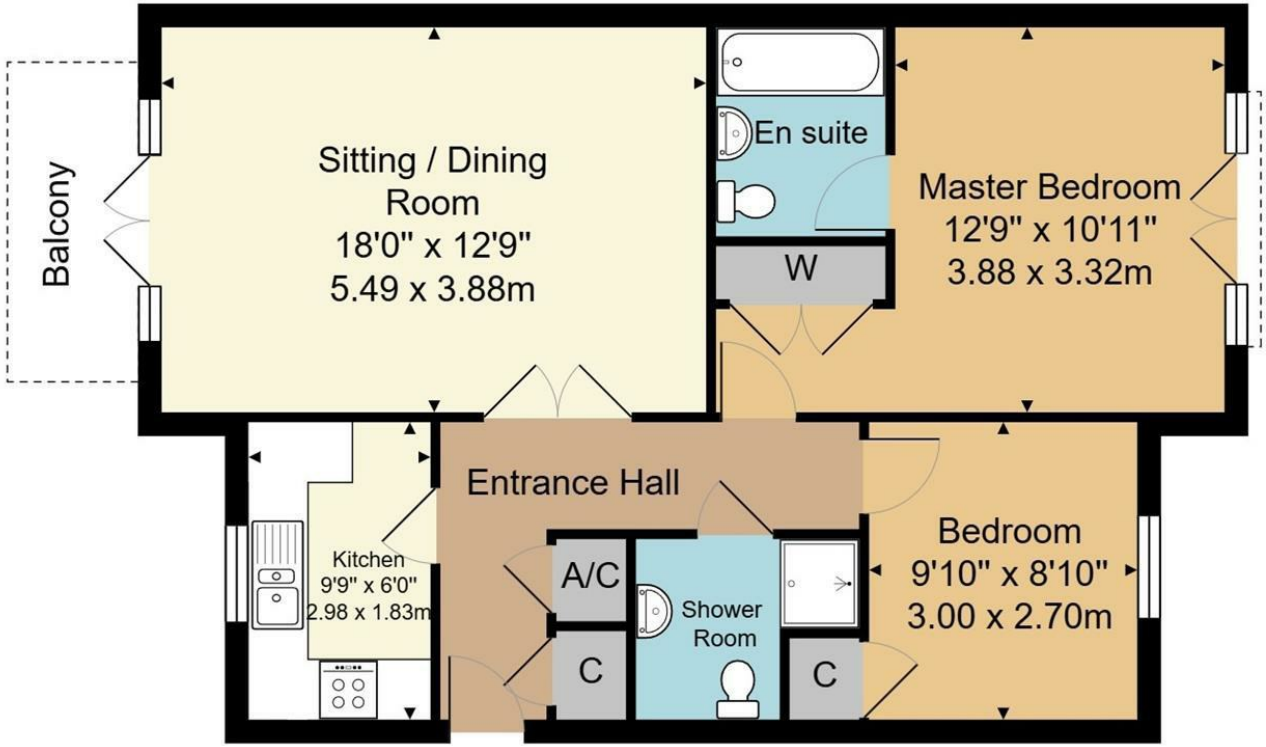
Rear Garden

The gated communal garden to the rear of the property include well-maintained gardens with mature trees and seating areas, providing a peaceful environment to relax and enjoy the outdoors. The lake adds to the scenic setting.

Leybourne Lakes

The Lakes is a highly sought-after development in Larkfield, known for its pleasant surroundings and convenient access to everyday amenities. Local shops, supermarkets, cafés and leisure facilities are all within easy reach, while nearby Aylesford and East Malling stations provide direct rail links towards London. The property is also ideally positioned for quick access to the M20 motorway, making it perfect for commuters travelling to London or across Kent.

Combining a tranquil setting overlooking green space with excellent transport connections, this apartment offers an ideal opportunity for first-time buyers, downsizers or investors alike.



Approx. Gross Internal Area
747 ft² ... 69.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating- B

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