Friars View, Aylesford, , ME20 7GB

Offers Over £190,000

Page & Wells

Issuing Office: LARKFIELD
Tel: 01732 841164

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.

Issuing Office: LARKFIELD
Tel: 01732 841164

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 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)

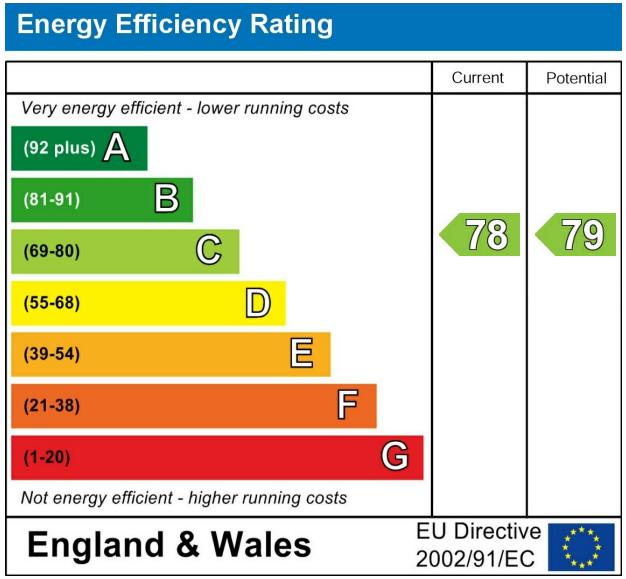
Bedroom 2 13'04 x 7'08 (4.06m x 2.34m)

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

Communal Gardens

ADDITIONAL INFORMATION

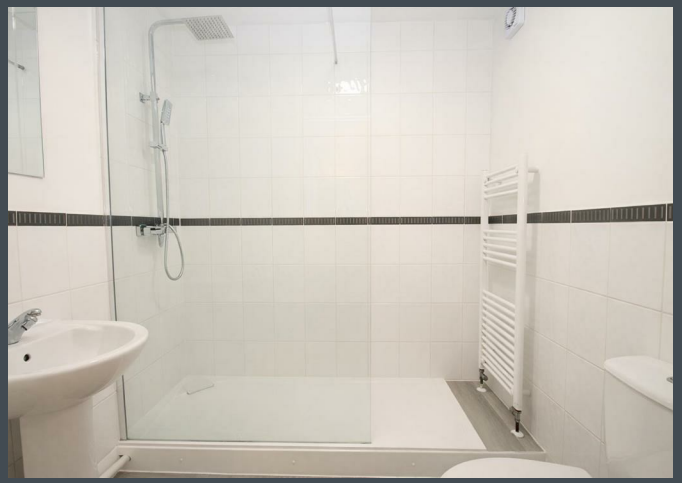
Leasehold
Council Tax Band C
EPC Rating C
Gas Central Heating
104 Years Remaining on Lease
Annual Service Charge - Approx. £2,679.00
Annual Ground Rent - Approx. £200.00



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 whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

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