

Mercer Close, Larkfield, Aylesford, ME20 6QY
Offers Over £200,000

Page & Wells

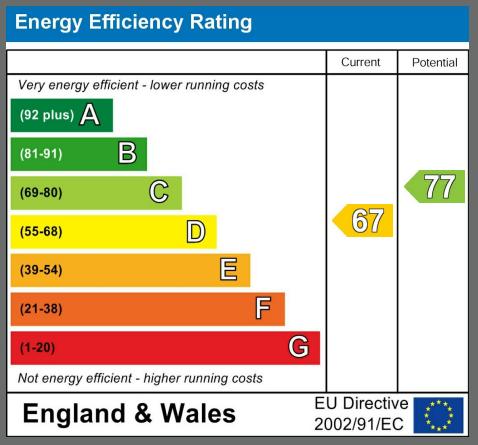
2 Bedroom GROUND FLOOR Apartment in sought after location

This is a wonderful and particularly spacious apartment on Mercer Close presented in superb order in this modern apartment block. Located well within reach of the local Tesco superstore and local amenities, this property boasts a number of attributes including a good lease length and low service charges. Mainline train stations are also within close proximity alongside motorway access and bus routes spreading to different locations.

There is a lovely bright and spacious lounge/diner with a great modern separate kitchen, family bathroom and 2 great size double bedrooms. There is an allocated parking space too for added convenience.

This is a wonderful opportunity for a first time buyer or investor looking for a lovely example of what this development has to offer.

- **EXCEPTIONALLY LARGE GROUND FLOOR APARTMENT**
- **First Time Buyer Or Investor Opportunity**
- **2 Large Double Bedrooms**
- **Modern Throughout**
- **Spacious Lounge/ Diner Reception Room**
- **Allocated Parking Space**
- **Some Updated Windows**
- **EPC Rating C**











LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

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

There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and 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 is approximately 5 miles away.

For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

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.

ADDITIONAL INFORMATION

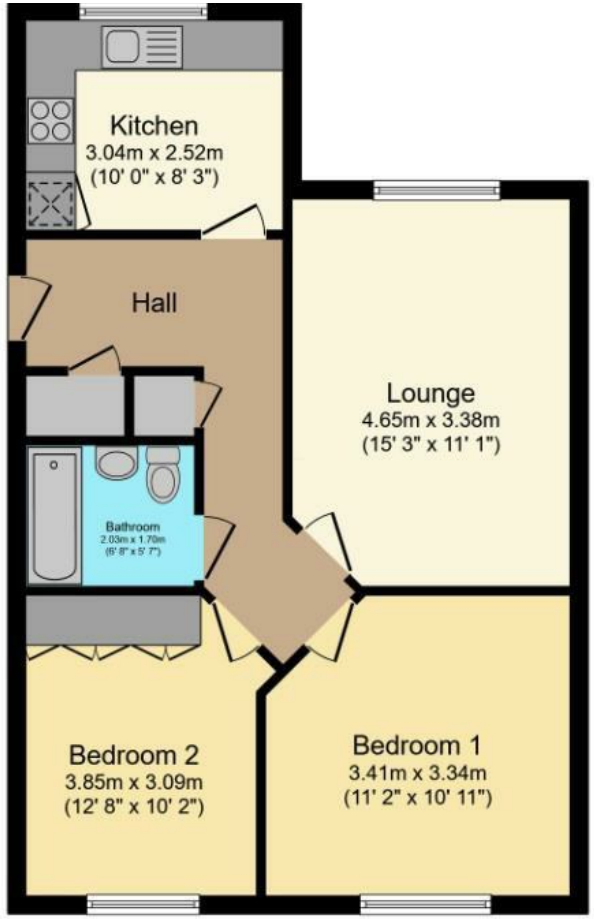
Leasehold
Purpose Built Apartment
Council Tax Band C
EPC Rating C
UPVC Double Glazing
Lease 103 Years Remaining







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Total floor area 61.2 sq.m. (659 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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