



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Ingram Close

Larkfield, Aylesford, Kent, ME20 7GR

£220,000

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Larkfield, Aylesford, Kent, ME20 7GR

Key Features

- Two Double Bedroom, Two Bathroom Ground Floor Apartment
- Open Plan Living Room/Kitchen with Integrated Appliances
- Allocated Parking and Visitor Spaces Available
- Spacious Throughout
- French Doors Opening to Communal Garden
- Excellent Transport Links

Description

Well-presented two-bedroom, two-bathroom ground floor apartment located within a popular development, just moments from Leybourne Lakes.

The spacious accommodation comprises an entrance hall, a bright open-plan living room and modern fitted kitchen with integrated appliances, and French doors opening onto the communal garden, creating a light and airy living space.

The primary bedroom benefits from an en-suite shower room, while the second double bedroom features built-in wardrobes and is served by a family bathroom with shower over bath.

Further benefits include allocated parking, additional visitor parking bays, and access to a well-maintained communal garden.

Lease Length of 155 years from 1.1.2007

Service Charge approx £TBC

Ground Rent £TBC



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Location

Leybourne Lakes offers a truly unique lifestyle, combining scenic lakeside walks and water sports facilities with convenient access to local amenities, well-regarded schools, and excellent transport links. With nearby road connections including the M20 and easy access to local train stations providing services to London and surrounding towns, commuting is both simple and efficient. This exceptional apartment perfectly blends the tranquillity of lakeside living with the comfort and practicality of a thoughtfully designed modern home.

■ EPC Rating B

■ Council Tax Band C

■ Tonbridge and Malling Council

■ For Broadband Speed Refer to Ofcom Website

For all Viewings and Enquiries contact:



Mr Mitchell Bourner MNAEA MARLA
mitchell.bourner@sibleypares.co.uk



Mr Marcus Monger
marcus.monger@sibleypares.co.uk



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01622 673086

sibleypares.co.uk

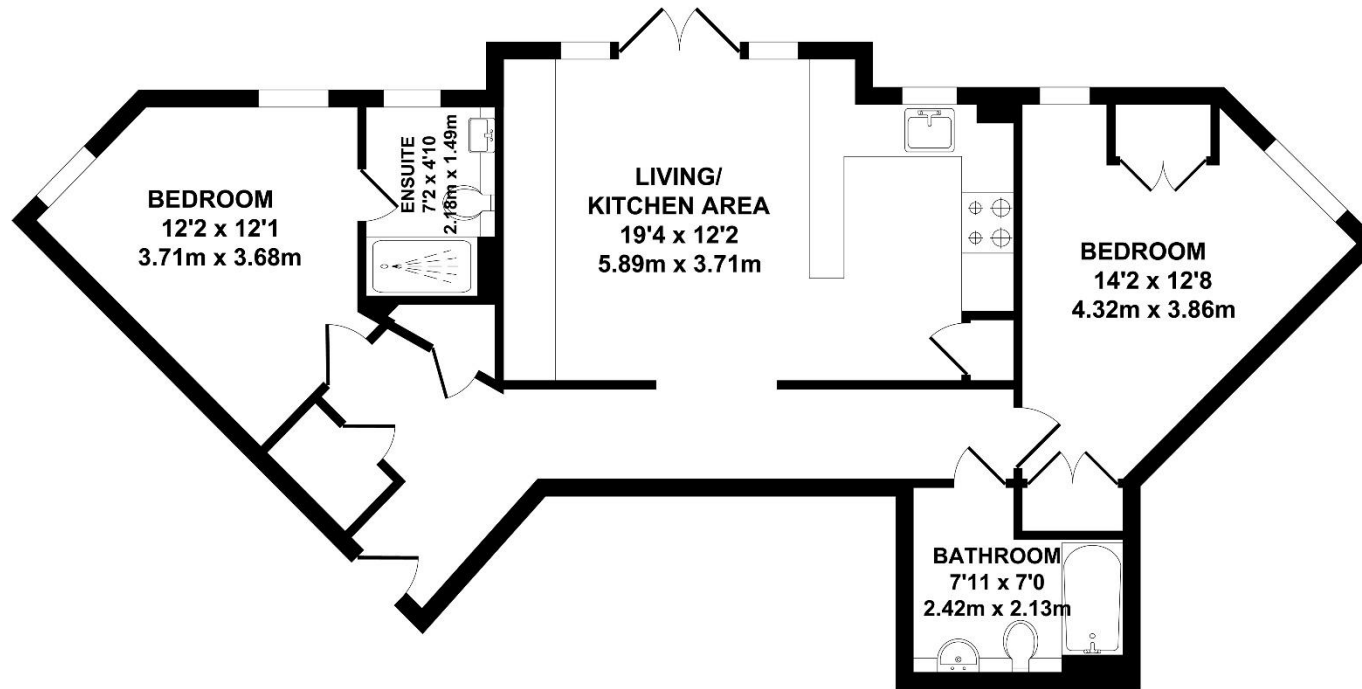


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Floorplan and Dimensions



TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.15 SQ.M.)

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. 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
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1 Ashford Road, Maidstone, Kent ME14 5BJ
sibleypares.co.uk | Maidstone (01622) 673086 | Ashford (01233) 629281

Partners: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS
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