



Sherwood Avenue, Larkfield, Aylesford, ME20

Approximate Area = 690 sq ft / 64.1 sq m
For identification only - Not to scale

120 Sherwood Avenue, Larkfield, Kent, ME20 7GJ

ASKING PRICE: £200,000
EPC RATING: B





A well-presented first-floor apartment set within a small and neatly maintained block, offered to the market chain free and ideal for first-time buyers, downsizers, or investors alike. Offering 690 sq. ft. of well-planned accommodation, the property features a spacious 26'3" open-plan kitchen/living room with a bright bay area, creating an inviting space for both everyday living and entertaining.

There are two good-sized bedrooms, including a generous master bedroom with its own en-suite shower room, providing added privacy and convenience. Bedroom 2 is also well-proportioned and works perfectly as a guest room, home office, or nursery. A central hallway provides access to all rooms, maintaining a smooth and practical layout.

In addition to the en-suite, the apartment benefits from a separate main bathroom equipped with both a bath and shower.

Externally, the property includes one allocated parking space, enhancing its everyday practicality.

Situated in Sherwood Avenue, Larkfield, the location offers easy access to local amenities, transport links, and nearby green spaces, making it an attractive and convenient place to live. Offered chain free, this apartment is ready for immediate purchase. A well-presented first-floor apartment set within a small and neatly maintained block, offered to the market chain free and ideal for first-time buyers, downsizers, or investors alike.

Offering 690 sq. ft. of well-planned accommodation, the property features a spacious 26'3" open-plan kitchen/living room with a bright bay area, creating an inviting space for both everyday living and entertaining.

There are two good-sized bedrooms, including a generous master bedroom with its own en-suite shower room, providing added privacy and convenience. Bedroom 2 is also well-proportioned and works perfectly as a guest room, home office, or nursery. A central hallway provides access to all rooms, maintaining a smooth and practical layout.

In addition to the en-suite, the apartment benefits from a separate main bathroom equipped with both a bath and shower.

Externally, the property includes one allocated parking space, enhancing its everyday practicality.

Situated in Sherwood Avenue, Larkfield, the location offers easy access to local amenities, transport links, and nearby green spaces, making it an attractive and convenient place to live. Offered chain free, this apartment is ready for immediate purchase.

**Leasehold
136 years left on lease
Service Charge £2,400 p/a
Ground Rent £433 p/a
EPC: B
Council Tax: C
Full Fibre Broadband Expected Next Year**



- **CHAIN FREE!!**
- **TWO DOUBLE BEDROOMS**
- **MASTER BEDROOM WITH EN-SUITE**

- **OPEN PLAN LAYOUT**
- **KITCHEN WITH INTEGRATED APPLIANCES**
- **ALLOCATED PARKING**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

**AM4615130226L
MR0856/180615/050815/051015LE**

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK