



Mercer Close, Larkfield, Aylesford, ME20 6QY
Price £195,000




NO ONWARD CHAIN

This well-presented two-bedroom top-floor apartment is offered to the market with no onward chain. Situated in a popular and convenient location, the property is within easy reach of local amenities, transport links, and everyday conveniences.

The accommodation comprises two double bedrooms, a separate kitchen, a spacious living/dining room, and a family bathroom.

The apartment would make an ideal first-time purchase, investment opportunity, or downsize option, benefiting from its practical layout and desirable location. Early viewing is highly recommended.

- Chain Free
- Sought After Location
- Great First Time Buyer Opportunity
- Top Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space
- Communal Gardens
- EPC Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C	79	79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		





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.



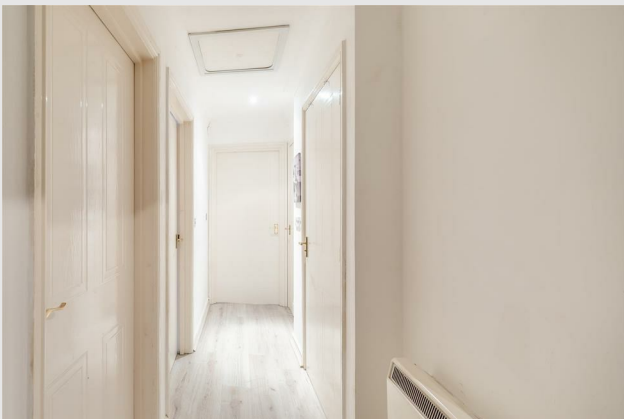
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

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.

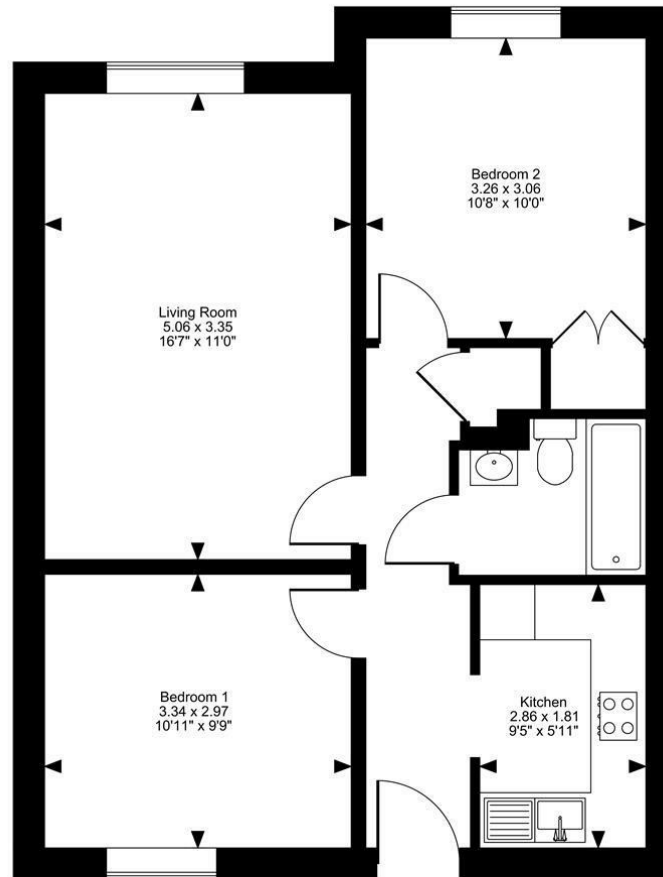
ADDITIONAL INFORMATION

Leasehold
Council Tax Band C
EPC Rating C
UPVC Double Glazing
Gas Centra Heating

103 Years left on the Lease
Annual Ground rent - approx. £250.00
Annual Service Charge - approx. £2,494.00



Mercer Close, Larkfield, Aylesford
Approximate Gross Internal Area
597 Sq Ft/55 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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