



**1 Edward Betts Close, Aylesford, ME20 7FQ**  
**Offers In Excess Of £255,000**



Located in a picturesque part of the prestigious Preston Hall Development, Edward Betts Close presents a modern and bright apartment that perfectly marries contemporary living with a rich historical backdrop. This exceptional two-bedroom residence is set in the beautifully landscaped grounds of Preston Hall in Aylesford, offering a tranquil yet convenient lifestyle.

Situated on the ground floor upon entering, you are greeted by a spacious open-plan lounge that is bathed in natural light, creating an inviting atmosphere ideal for both relaxation and entertaining. The contemporary kitchen, featuring elegant quartz worktops and modern appliances, seamlessly connects to the lounge, enhancing the sense of space and functionality. There is also a lovely family bathroom that benefits from upgrades.

The apartment boasts two generously sized bedrooms, each offering versatility for use as bedroom or home office space, catering to the needs of modern living. The upgraded carpets in the bedrooms add a touch of luxury, while the stylish luxury vinyl flooring throughout the rest of the apartment ensures a cohesive and sophisticated aesthetic.

For those who commute there is a parking space allocated with the apartment and the location is particularly advantageous. Barming station is a mere 1300 metres away, and Aylesford station is just 1500 metres, providing direct services to London Victoria and St Pancras in as little as 1 hour and 3 minutes or 56 minutes, respectively. Additionally, Junction 5 of the M20 is conveniently located just 1 kilometre away, facilitating easy access to both London and the coast.

- Prestigious Preston Hall Development
- Ground Floor Location
- 2 Bedroom Apartment
- Modern And Bright Throughout
- Updated Kitchen And Bathroom
- Ample on-street parking at the front for guests
- 18ft Open Lounge/Kitchen
- Allocated Parking Space
- NHBC Buildmark warranty Still In Place
- EPC Rating B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





## LOCAL INFORMATION FOR PRESTON HALL, AYLESFORD

Preston Hall was the home of the Culpeper family whose descendants included the mother of Katherine Howard, Henry VIII's fifth wife. The setting is highly sought as the historic Preston Hall provides a stunning backdrop. It gives the new neighbourhood a timeless feel and a sense of grandeur, while also being warm and welcoming. With a choice of shops within walking distance and London less than an hour's journey from Aylesford or Barming station, it's a place where people really want to live. West Malling train Station is also within easy reach.



Aylesford offers a good range of shops, supermarkets and eateries all within close proximity. 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 a comprehensive range of educational, recreational and shopping facilities.

West Kent is incredibly lucky to have several brilliant schools and Aylesford is home to several primary and secondary schools that are deemed excellent. Allington Primary School and Valley Invicta School which is within close proximity were both voted Outstanding by Ofsted in 2022 and 2023.



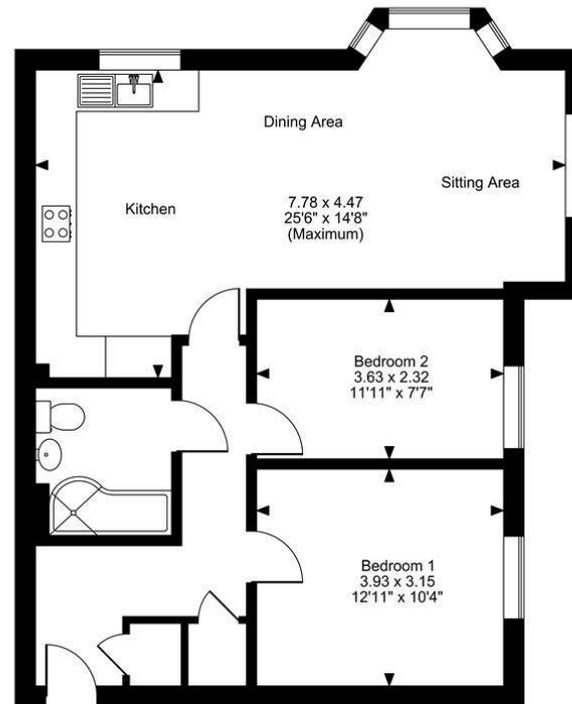
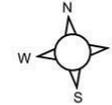
Barming Station just 1.3 km away  
Aylesford Station only 1.5 km away  
Direct trains to London Victoria (1h 3m) St Pancras (56 mins)  
Junction 5 of the M20 less than 1km

## ADDITIONAL INFORMATION

NHBC Buildmark warranty Still In Place  
Leasehold  
116 Years Left On Lease  
Council Tax Band C  
EPC Rating B  
Allocated Parking  
UPVC Double Glazing  
Gas Central Heating



**Brenchley House, Edward Betts Close, Aylesford**  
Approximate Gross Internal Area  
704 Sq Ft/65 Sq M



**Ground Floor**

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