

# Bluebell

ESTATES



94, Mill Hall, Aylesford, ME20 7UZ  
Offers In Excess Of £250,000

## About this property.....

Positioned in an attractive riverside setting, this spacious two bedroom flat in Aylesford offers comfortable living throughout, with a private balcony to relax in the afternoon sun.

The heart of the flat is the open plan living area, which provides plenty of room for both relaxing and dining. From here, doors lead out onto a private balcony overlooking the river. The property also features two generous double bedrooms, both offering ample space for furniture and storage.

Residents benefit from lift access to all floors as well as an allocated parking space. The lease began in 2021 and has approximately 994 years remaining, offering excellent long-term security. There is also no ground rent payable, and the service charge for 2025 was £1,508 for the year.

Ideally located, Aylesford train station is just a short walk away, making commuting or travelling further afield simple and convenient.

Whether you are a first time buyer, an investor, or looking to downsize, this well-located flat combines generous space, riverside views and great transport links. Viewing is highly recommended.

## Situation.....

The property is situated in a tucked away location between the river and train station and there is a mix of residential homes and light industrial properties in the vicinity. The nearby Aylesford village is a true gem that we can't help but adore! It exudes an incredible community spirit and boasts an array of historic properties and enticing dining spots. Our top pick is The Hengist restaurant and cocktail bar with a delightful al-fresco terrace. For a more traditional experience, The Chequers is a pub that serves food and boasts a stunning riverside terrace. Alternatively, you can indulge in light bites at The Village Pantry or grab a pint and some pub grub at The Bush.

You'll have endless options for scenic strolls, with riverside walks, countryside hikes, and The Friars, an ancient religious house with a cafe, farmers market, and tranquil gardens right on the village's edge. Aylesford boasts a good rated primary school in the centre of the village and an outstanding rated primary just outside the village along with a secondary school in the wider Aylesford area. Shopaholics will relish the proximity of an M&S food store, Sainsbury's, and an Aldi just up the road.

Commuters are well-catered to, with London-bound services (changing at Strood) from Aylesford station, while Ebbsfleet International is just 23 minutes away by car, with trains to London St. Pancras in a mere 19 minutes. Plus, both the M2 and M20 motorways are a stone's throw away. And if all that isn't enough, Maidstone's County Town is just 4 miles away, offering a plethora of retail, educational, and recreational facilities.









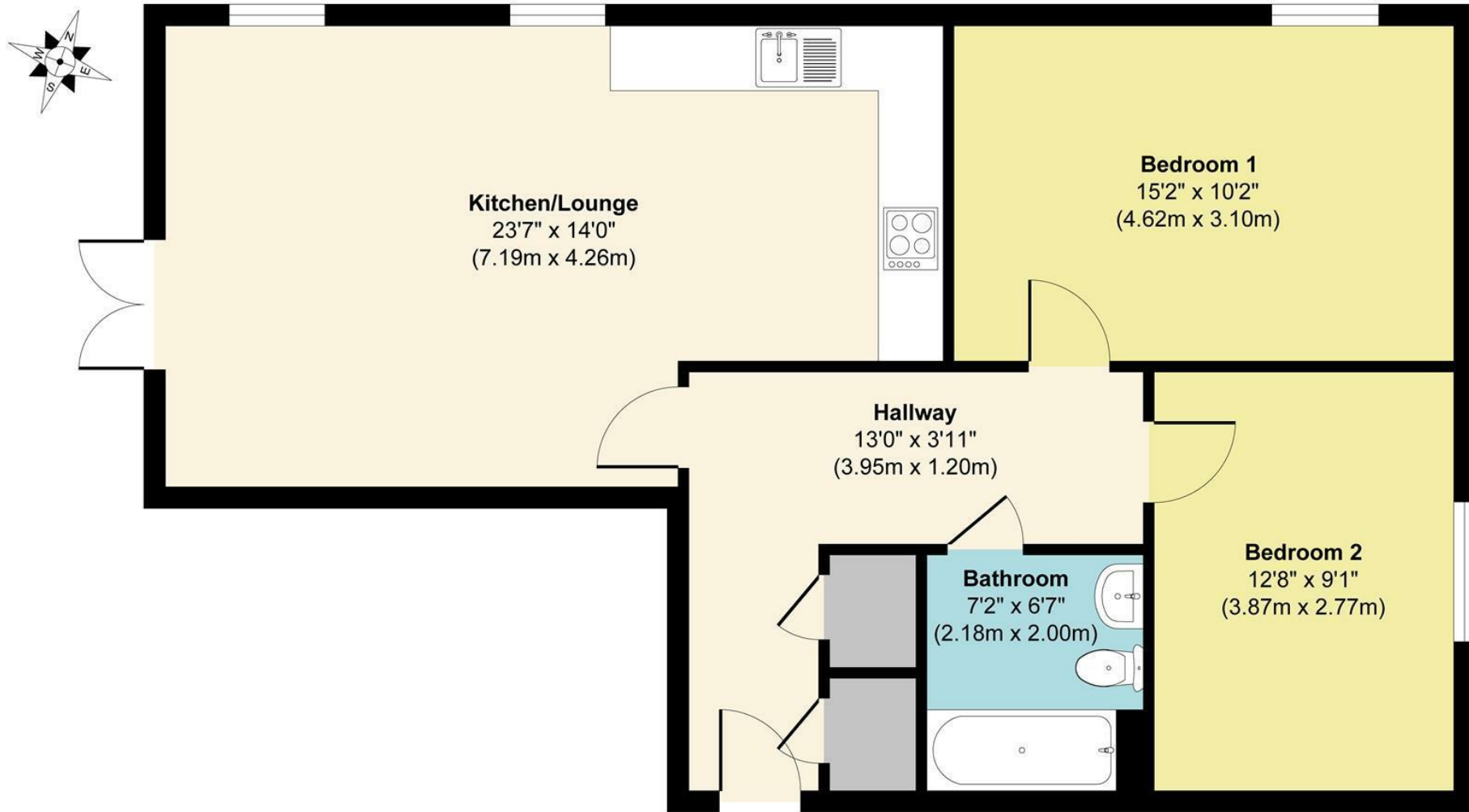
## What the owner says.....

We moved into this property as soon as it was built in 2021 and enjoyed every moment living here. We have grown our family with two children and got married in this time and will be very sad to leave it and our friendly neighbours behind.



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### Flat 8 The Retreat, 94 Mill Hall



### Flat 8

**Approx. Gross Internal Floor Area 760 sq. ft / 70.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

#### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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