



Flat 2 Danes Court, 40, Hengist Drive, Aylesford, ME20 7FF
£240,000

About this property.....

Located on a secure, gated development just outside the charming village of Aylesford, this immaculate first-floor apartment offers modern living in a lovely setting just a 550m walk to the station for easy commuting.

This stylish property has never been occupied and is presented in excellent, as new condition. The apartment benefits from the remainder of a 10-year structural warranty, giving you peace of mind.

The heart of the home is a bright and sociable open plan kitchen, dining, and living area, complete with French doors that open onto a southerly facing balcony.

Additional features include:

Two well-proportioned double bedrooms

Two modern bathrooms, including an en-suite to the principal bedroom

Video entry system for added security

Two covered parking spaces plus a lockable private outdoor storage unit that would be ideal for bikes, buggies and such like.

Situation.....

Situated between Aylesford village and Aylesford station this really is a perfect location. 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 with its fine dining and cocktails but we also have a soft spot for The Little Gem, a traditional alehouse dating back to the 1100s. There is also The Bush public house which serves food and The Chequers which is looking for a new owner but boasts a fantastic riverside courtyard garden. 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 too, 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.



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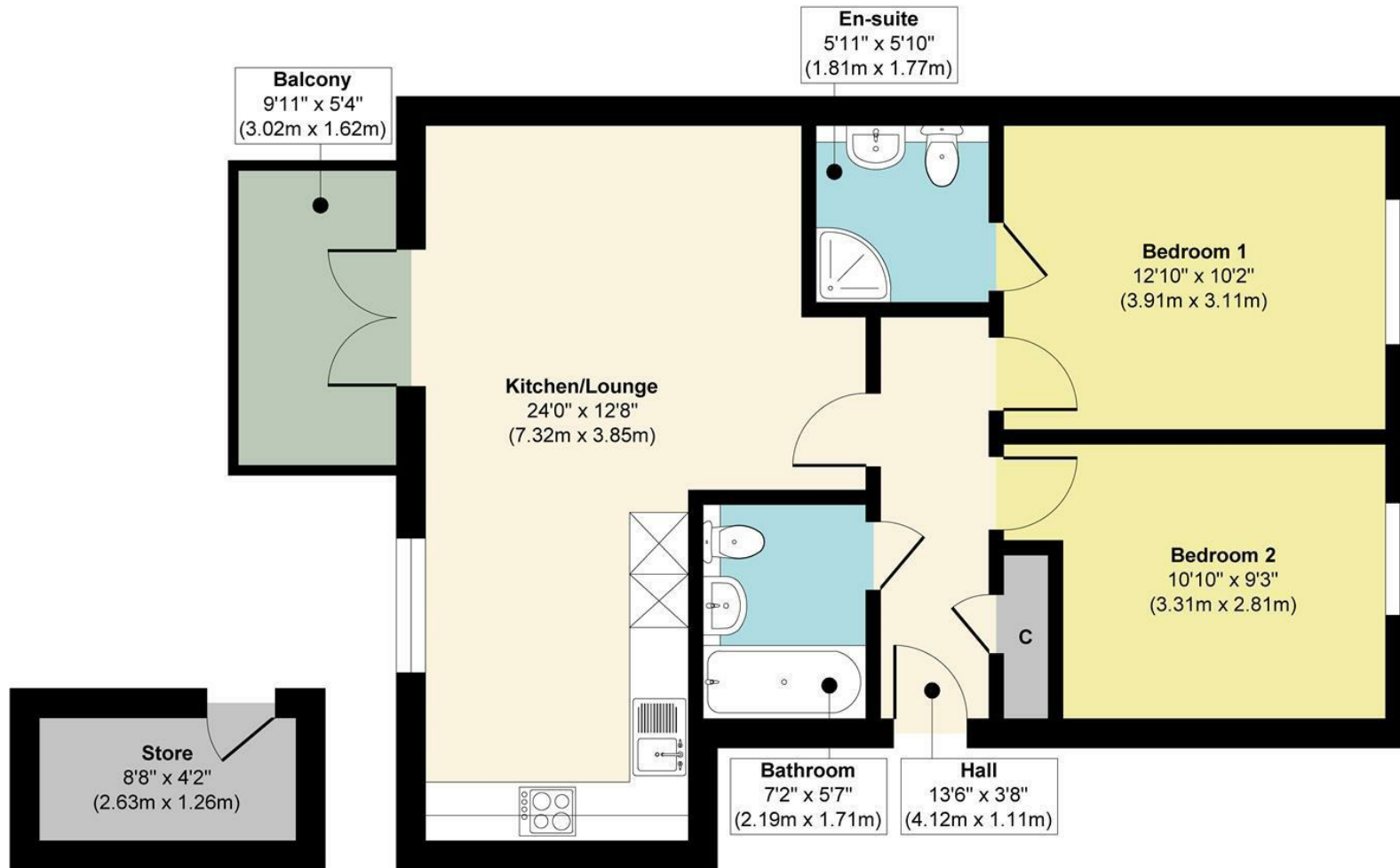


Useful Information.....

Council Tax - Band C
Local Authority - Tonbridge and Malling Borough Council
Remainder of 10 Year Global structural warranty from 26th September 2023
Remainder of 125 year lease
Share of the freehold
Current Annual Service Charge - £1,924.69 (Jan - Dec 2026)
Ground Rent - Zero



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Outbuilding
Approximate Floor Area
35 sq. ft
(3.31 sq. m)

Floor Plan
Approximate Floor Area
678 sq. ft
(63.03 sq. m)

Approx. Gross Internal Floor Area 714 sq. ft / 66.34 sq. m (Including Outbuilding)

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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