



Sherwood Avenue, Larkfield, Aylesford, ME20 7GJ
Offers In Excess Of £215,000



Nestled on Sherwood Avenue in the popular area of Larkfield, Aylesford, this well-presented ground floor apartment offers a fantastic blend of modern living and convenience. The property comprises two well-proportioned bedrooms and two bathrooms, making it ideal for individuals, couples, or small families.

The apartment features a generous reception room with a welcoming atmosphere, complemented by contemporary updates throughout and a low-maintenance layout for easy living. An allocated carport provides secure and convenient parking for residents and visitors.

Ideally located for commuters, the property benefits from excellent transport links, with easy access to the M20 motorway and nearby East Malling, West Malling, and New Hythe railway stations offering regular rail services.

With a long lease and well-presented interiors, this apartment is an excellent opportunity for first-time buyers or investors.

- Ground Floor Apartment
- Sought After Development
- Two Good Sized Bedrooms
- Ensuite To Master Bedroom
- Recently updated flooring throughout
- 4 Year Old Boiler (Approx)
- Allocated Car Port
- 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	80	80	
(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.

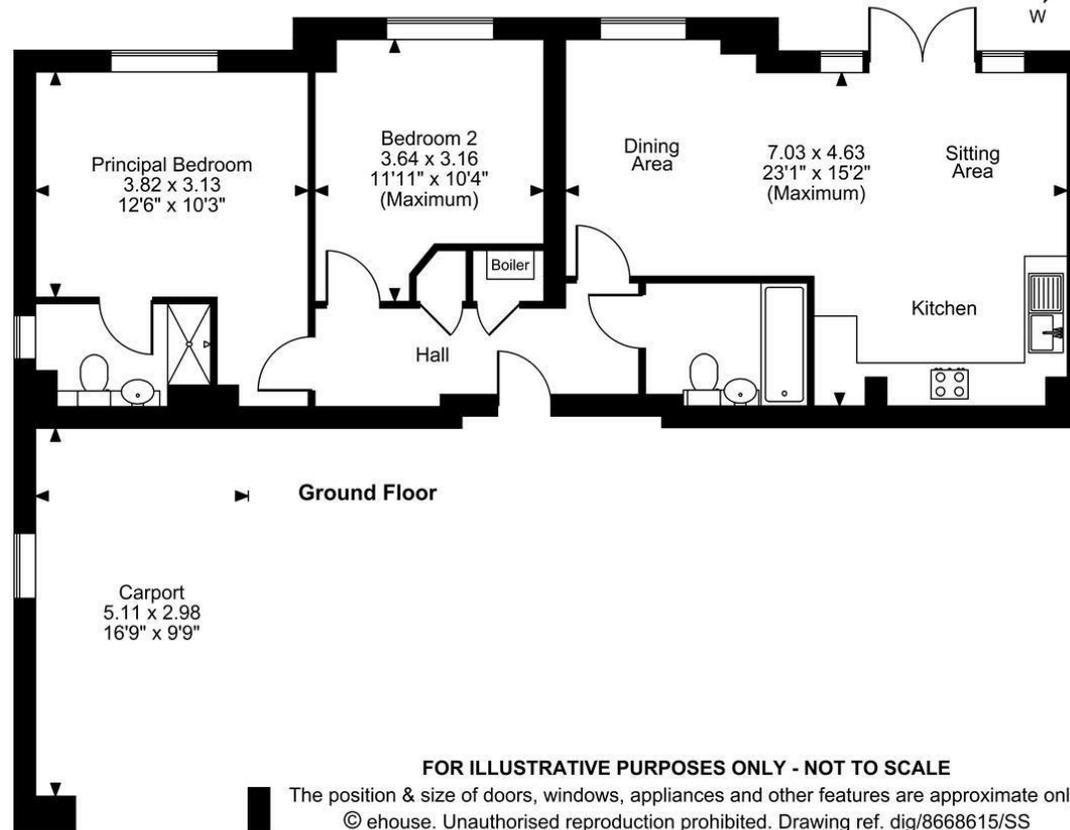
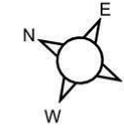
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Leasehold
Council Tax Band C
EPC Rating C
UPVC Double Glazing
Gas Central Heating
Ground Rent - £433.37/year
Service Charge - £1428.19 / 6 months
136 Years Left on Lease



Sherwood Avenue, Larkfield, Aylesford
Approximate Gross Internal Area
Main House = 745 Sq Ft/69 Sq M
Garage = 164 Sq Ft/15 Sq M
Total = 909 Sq Ft/84 Sq M



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