



94 Mill Hall, Aylesford, ME20 7UZ
Offers Over £300,000




STUNNING PENTHOUSE boasting HIGH SPECIFICATION finishes and VIEWS of the River Medway and the North Downs. Spanning 1026 square feet this is absolutely one to view to fully appreciate just how wonderful this apartment is.

A video entry systems provides secure access into the well maintained building, you have a choice of stairs or a LIFT to the top floor. From the moment you enter the apartment you are transported to a contemporary and stylish haven. The spacious entrance hall offers a storage cupboard, two large double bedrooms, a HUGE, luxurious bath and shower room.

A distinct feature of the home is the superb kitchen/living space boasting a vaulted ceiling and large balcony flooding the space with natural light and emphasising the feeling of space. The kitchen is fully integrated and provides fridge/freezer, dishwasher, washer/dryer, ceramic hob and oven).

Surrounding the development is meticulous landscaping comprised of well stocked planters, borders and an outside amenity area (ideal for children). You have an allocated parking space, a selection of visitor spaces and further parking on road. EPC Rating B.

- Quiet Location In Aylesford
- Impressive Penthouse Apartment
- Serviced By A Lift
- 2 Large Double Bedrooms
- Huge, Contemporary Bathroom
- Envious Living Space with Vaulted Ceiling and Balcony
- Views of River & North Downs
- Underfloor Heating
- Allocated Parking Space
- EPC Rating B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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 AYLESFORD

The Retreat is situated in the heart of the historic village of Aylesford, Kent a small village set within the countryside surrounding Maidstone. Aylesford features a stunning medieval bridge over the River Medway at Aylesford and 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.



For local recreation you have a leisure centre at Larkfield, a wealth of parks, green spaces and countryside close by. Cobtree Park, Leybourne Lakes and Manor Park are particularly noteworthy.

The Retreat has fantastic travel links with the local Aylesford train station being a short walk away and the M20 motorway junction 5 being 5 mins drive away. For the commuter Aylesford train station connects with the fast service into St. Pancras and Ashford International. There is also a mainline train station at nearby West Malling connecting to both London Victoria and London Charing Cross.

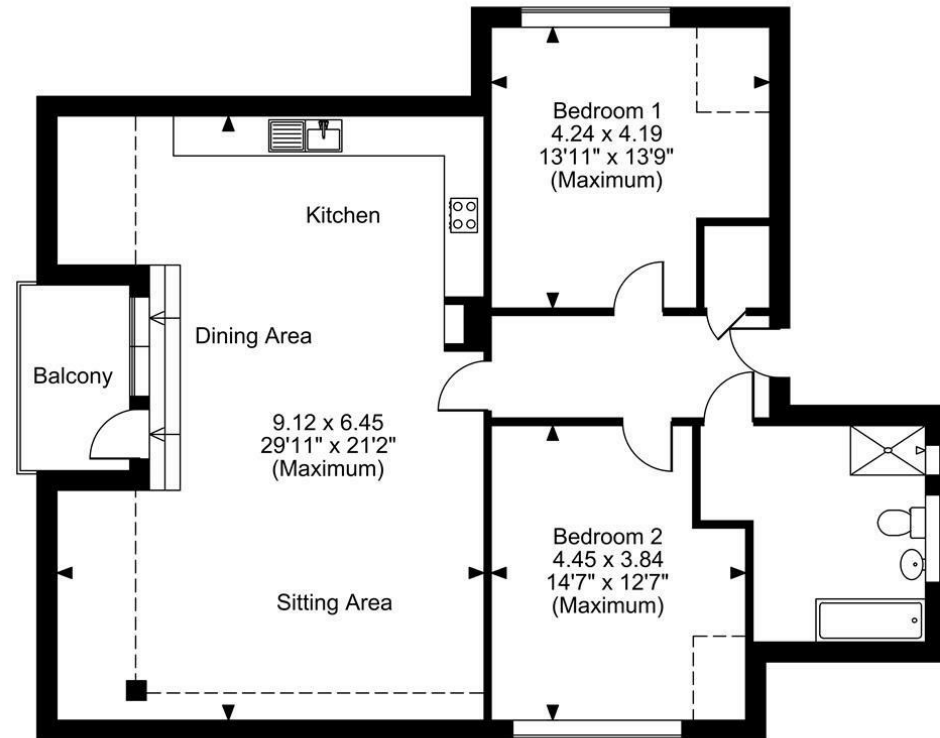
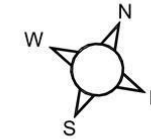


ADDITIONAL INFORMATION

Leasehold
Council Tax Band C
EPC Rating B
Underfloor Heating (Gas)
Built 2021
Length of Lease - 994
Service Charge - £176 per month
Management Company is JC Managing Agents



The Retreat, Mill Hall, Aylesford
Approximate Gross Internal Area
1026 Sq Ft/95 Sq M
Balcony external area = 50 Sq Ft/5 Sq M



Fourth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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