



**The Lakes, Larkfield, ME20 6GQ**  
**£285,000**

## CHAIN FREE - STUNNING RIVERSIDE APARTMENT IN THE SOUGHT AFTER LEYBOURNE LAKES DEVELOPMENT.

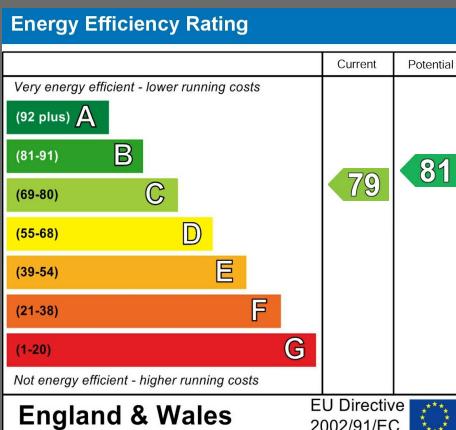
Boasting a huge L shaped lounge and views of the River from several rooms this 2/3 bedroom apartment is a sight to behold.

You are conveniently located for access to the M20 and M2, are within close proximity to multiple train stations and have an extensive range of shops and amenities all within easy reach (including a Tesco superstore near the entrance to the development).

Internally the accommodation comprises entrance hall with coat cupboard and airing cupboard, kitchen (with oven, gas hob, fridge freezer and washing machine), spacious living/dining room, master bedroom with built in wardrobes and ensuite bathroom, second double bedroom and shower room with a smaller third bedroom used currently as a study.

Externally the property offers the decked and railed veranda space, the convenience of an allocated parking space very close by and all the leisure offerings of the attractive Lakes development. There is also a secure communal bike store and well maintained communal gardens/grounds within the development.

- **Stunning Top Floor Apartment**
- **Expansive River Views**
- **2/3 Bedroom**
- **Stunning Large L Shaped Lounge**
- **Picturesque Lakeside Walks At Your Doorstep**
- **Guaranteed Parking With Allocated Space**
- **Good Amenities & Leisure Facilities**
- **Rail Station Close By**
- **Long Lease 975 Years**
- **EPC Rating C**





## LOCAL AREA INFORMATION FOR LEYBOURNE

Leybourne is a sought after area thanks to its convenient access to so many things.

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by. A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, 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.

For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

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](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

CHAIN FREE

Leasehold

Council Tax Band C

EPC Rating D

UPVC Double Glazing

Gas Central Heating

975 Years Remaining

Service Charge £2100 Per Annum

Ground Rent £250 Per Annum



## The Lakes, Larkfield, Aylesford

Approximate Area = 927 sq ft / 86 sq m

Limited Use Area(s) = 13 sq ft / 1 sq m

Total = 940 sq ft / 87 sq m

For identification only - Not to scale



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefix EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

