

# Bluebell

ESTATES



The Retreat, 94 Mill Hall, Aylesford, ME20 7UZ  
Guide Price £195,000- £215,000

## About this property.....

GUIDE PRICE OF £195,000- £215,000

Step into contemporary comfort with this stunning 1 bedroom flat, ideally located just moments from the station. The property has an annual service charge of approximately £1,149.87, and the block also benefits from a useful lift.

Boasting a spacious double bedroom, this stylish home features a sleek open-plan lounge, kitchen, and dining area, perfect for entertaining or relaxing in style. Enjoy the luxury of underfloor heating throughout and unwind on your private balcony with picturesque river views. Situated in a modern development less than 5 years old, this property combines convenience, elegance, and tranquility in one exceptional package.

Ideal for professionals or first-time buyers seeking a vibrant yet peaceful lifestyle.

## 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.









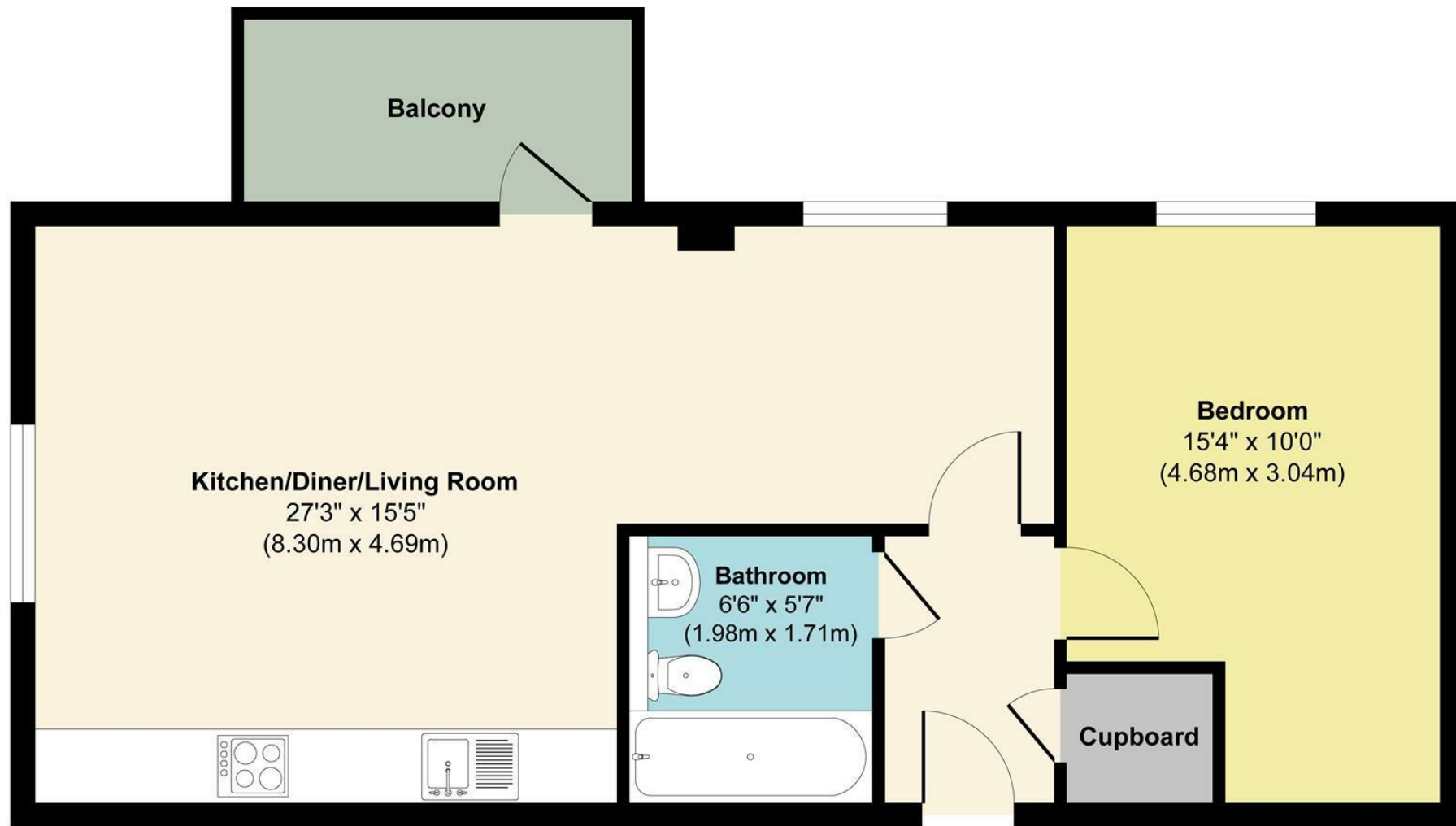
## What the owner says.....

After a long search for the right place, I instantly fell in love with this flat the moment I stepped inside. For a one bedroom apartment, the space has been incredible. It's even been plenty big enough for us after welcoming our twin daughters here, which is almost unheard of! The river views have been such a special part of our life, from peaceful coffee mornings watching the beautiful wildlife to simply enjoying the calmness they bring. The community here has been so welcoming, and it's always been wonderfully quiet, which made working from home a real pleasure. I've loved how easy it is to switch up the orientation of the living space whenever I wanted a fresh feel, and the underfloor heating, integrated appliances, and modern bathroom have given the home a real sense of luxury. It has truly been the perfect first home, and while we're sad to be leaving, it will always hold such fond memories for us.



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**Flat 5 The Retreat**



**Floor Plan**

**Approx. Gross Internal Floor Area 577 sq. ft / 53.65 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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