Bluebell
ESTATES

Flat 5, The Gables, Friars View, Aylesford, ME20 7GB

Offers In Excess Of £190,000

About this property.....

A CHAIN FREE, two bedroom, GROUND FLOOR apartment conveniently situated for Aylesford station offering journey times to London St Pancras in under one hour.

The property sits towards the back of the building with an outlook over the GARDEN and benefits from a door leading onto the communal garden area, perfect to sit and have a cuppa in the morning. Both bedrooms are a good size and the kitchen has integrated appliances.

There are TWO UNDERGROUND PARKING SPACES and nearby riverside walks practically on the door step.

We understand the property has 106 years remaining on the lease and WATER RATES ARE INCLUDED in the service charge.

Contact us now to arrange a viewing on this competitively priced property before you miss out.

Situation.....

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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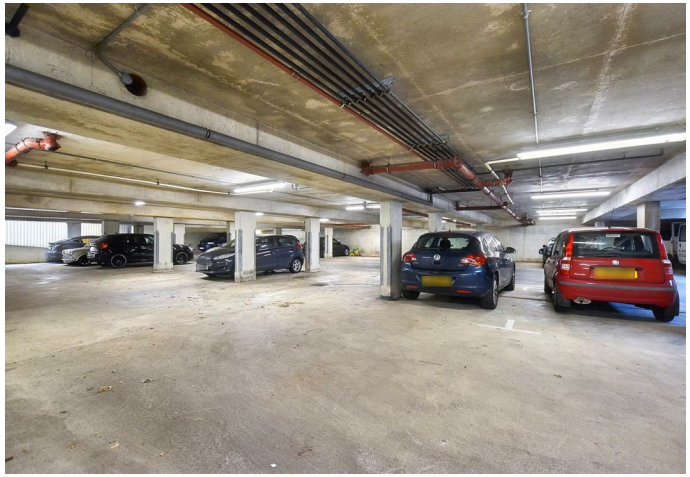

Two Underground Parking Spaces
Chain Free
106 Years Remaining On The Lease
Service Charge - £2944.59 per year - INCLUDES WATER RATES
Ground Rent - £200 per year

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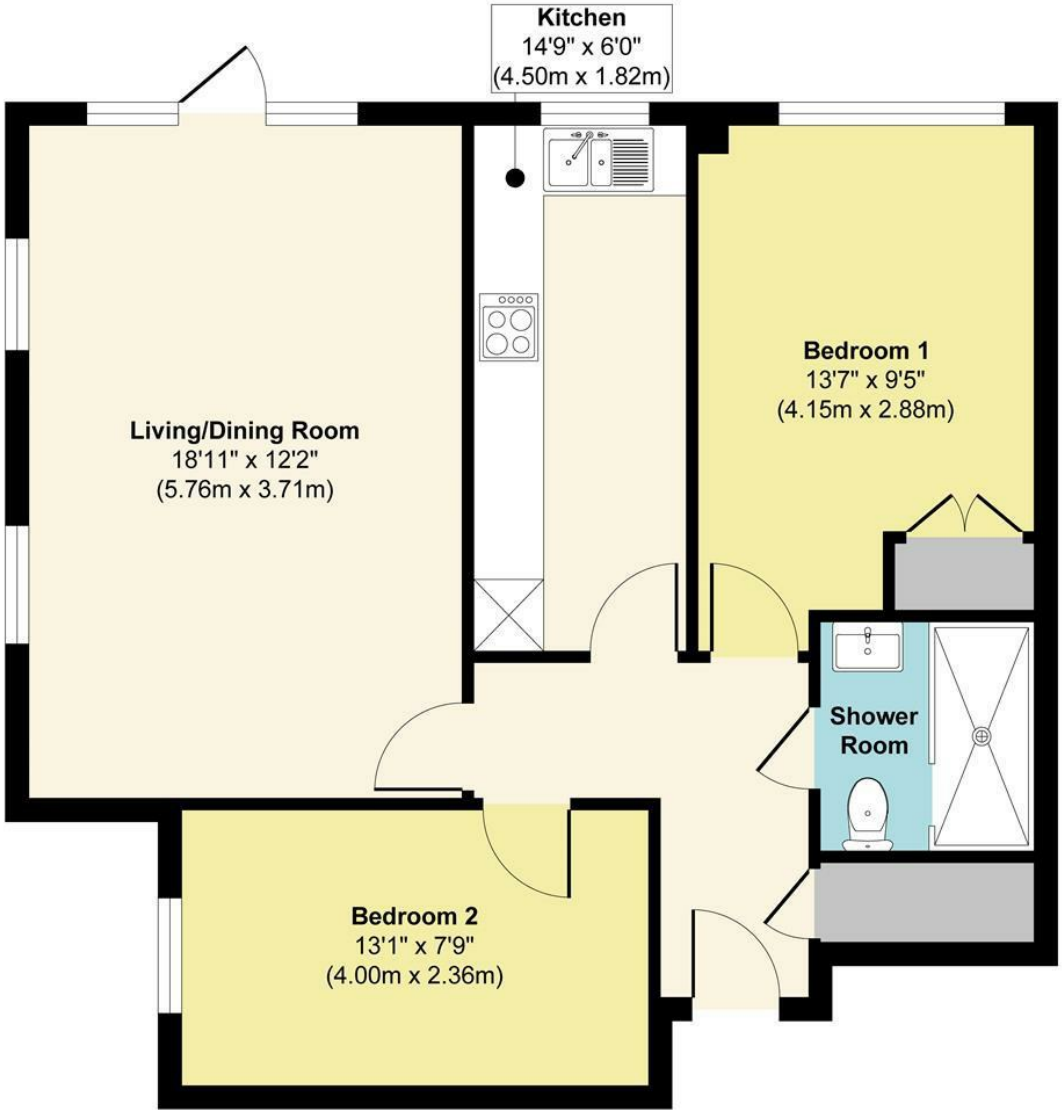

First Floor

Approx. Gross Internal Floor Area 690 sq. ft / 64.15 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.