



Flat 1 Priory Court, 71, Carmelite Road, Aylesford, ME20 7FB  
£234,995

## About this property.....

Step into this beautifully presented TWO BEDROOM modern flat, built in 2021 and nestled within a secure GATED COMMUNITY opposite the developments park.

Designed to maximise light and space, the property boasts a bright and airy open-plan lounge, kitchen and dining area—perfect for both relaxing and entertaining. A generous BALCONY extends the living space outdoors, ideal for morning coffees or unwinding at sunset. The flat includes a sleek main bathroom and an EN-SUITE to the main bedroom, offering comfort and convenience.

Additional highlights feature TWO ALLOCATED PARKING SPACES, immaculately maintained and ready to move straight in, this home offers a seamless lifestyle in a superb location.

## Situation.....

Situated between Aylesford village and Aylesford station this really is a perfect location. 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 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.

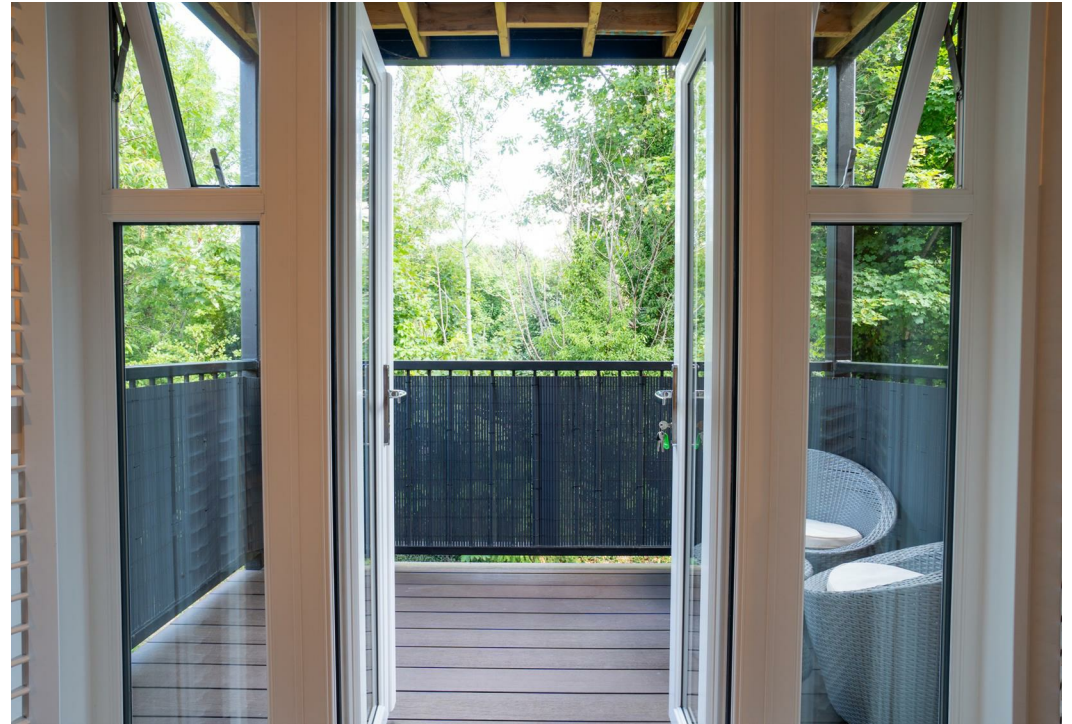




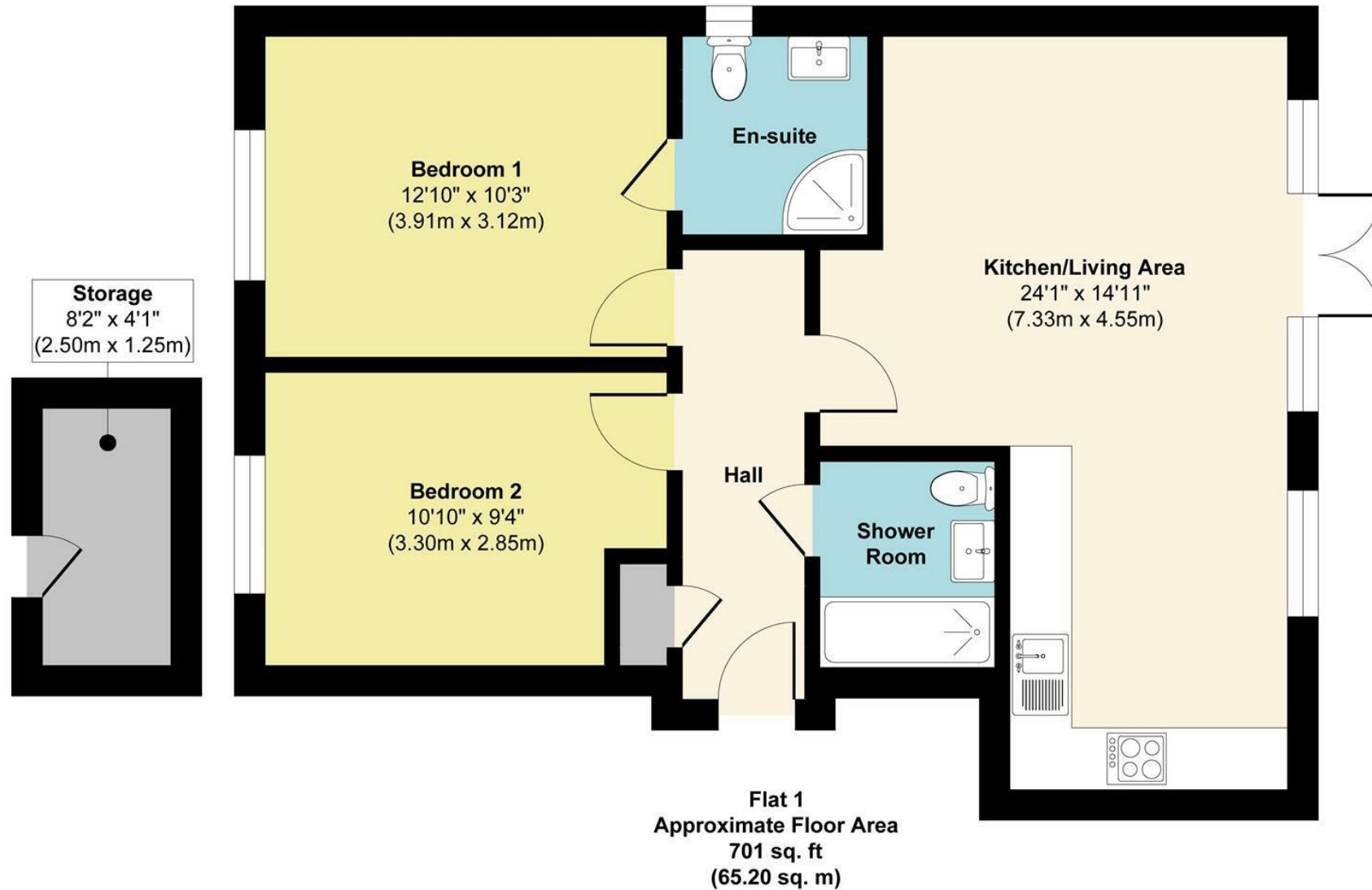




- 999 year lease from 1st January 2021 - approx 995 years remaining
- Service Charge - £1,622.78 (2025-2026)
- Ground Rent - £0
- EPC Rating B



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**Approx. Gross Internal Floor Area 701 sq. ft / 65.20 sq. m (Excluding Storage)**

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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