



The Retreat, 94, Mill Hall, Aylesford, ME20 7UZ  
Guide Price £200,000 - £210,000

## About this property.....

GUIDE PRICE £200,000 - £210,000

This well maintained first-floor apartment blends modern style with everyday practicality, creating an inviting home ideal for first-time buyers.

The open-plan living, dining and kitchen space feels bright and sociable, complete with integrated appliances and direct access to a private balcony, perfect for morning coffee or unwinding in the evening. The generous double bedroom includes a cleverly designed alcove, offering a natural spot for wardrobes or a dressing area, while the contemporary bathroom adds the perfect finishing touch.

The building benefits from a lift and the property comes with its own allocated parking space. With superb motorway access, the station just at the end of the road, riverside walks nearby and Aylesford village a short walk away, the location is hard to beat. A 994 year lease and no ground rent make this an even more attractive way to step onto the property ladder.

## 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.



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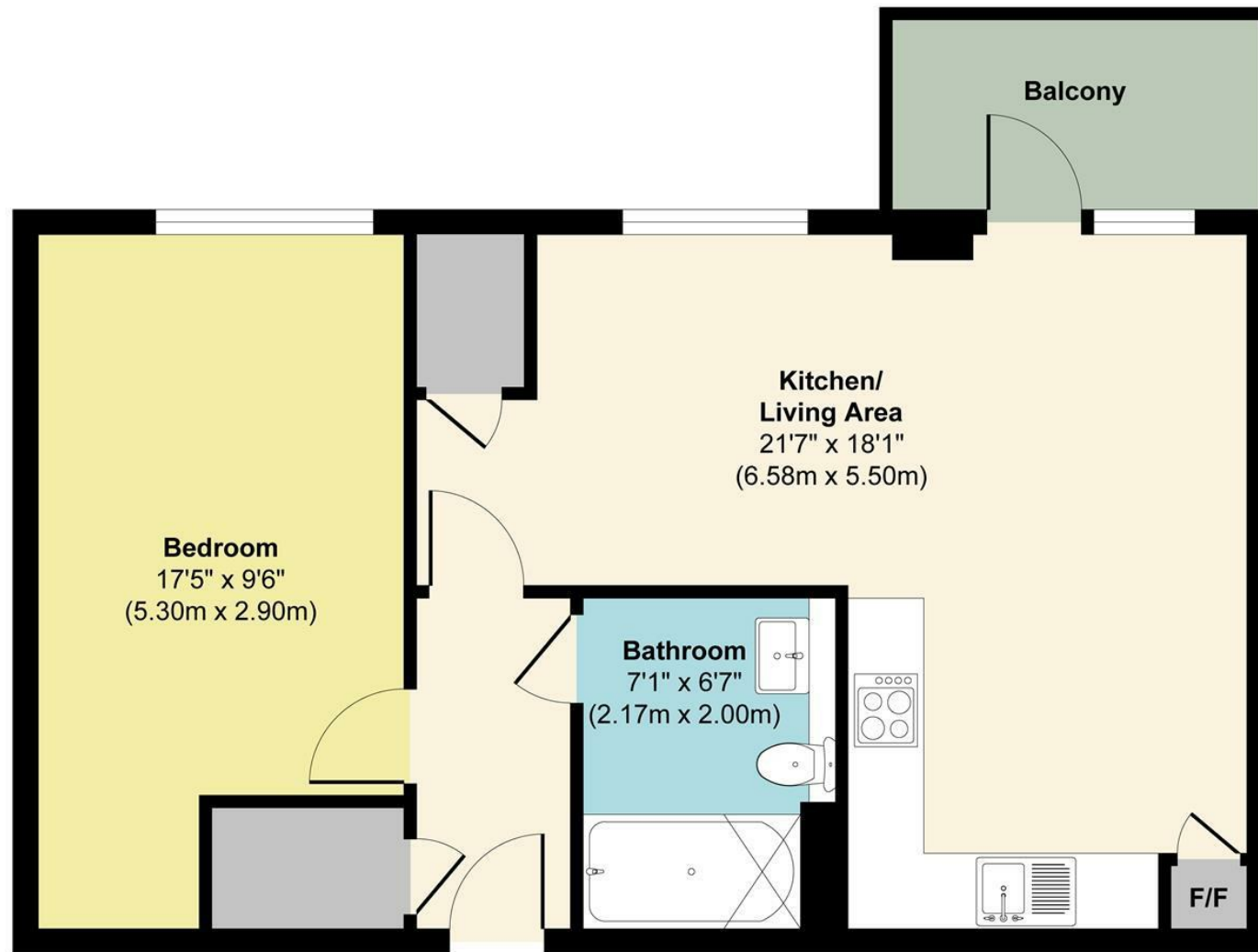


## What the owner says.....

The Retreat has given me five years of extraordinary memories, from my first flat as a first time buyer to creating a home that has seen me through some of the biggest milestones in my life. The first thing that struck me when I had my first viewing was how bright, open and inviting the flat and building itself felt. The balcony and kitchen/diner being south facing keeps the flat airy and fresh and is a pleasant place to be throughout the day. The balcony felt like an added bonus and is a perfect place to sit and read in the sun. One thing that shocked me was how nice it was to be surrounded by so many small independent businesses and how I have built a small community with these people over the years. The location has been a constant wonder throughout my time here, from morning jogs through Aylesford village, being close to the M20 to visit friends and family, and train travel has been simple and easy to access for journeys to London. I will never forget this flat in the years to come and the happy memories it has brought me. It has seen me through some of the biggest moments in my life, and letting it go to move on to the next chapter, will possibly be even more monumental than where I go next.



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## Floor Plan

**Approx. Gross Internal Floor Area 567 sq. ft / 52.69 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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