



Flat 17 The Retreat, 94 Mill Hall, Aylesford, ME20 7UZ
Guide Price £265,000

About this property.....

Looking for a place that feels like home the moment you walk in? This two bedroom apartment in Aylesford ticks all the boxes. It's chain free, super spacious, and comes with gorgeous river views right from your balcony off the living room. Morning coffee with a view? Yes please.

Both bedrooms are generous doubles, so no awkward box rooms here. There's a lift to all floors, a parking space, and you've got the remainder of a 999 year lease, so you're set for the long haul. Plus, you're just a short stroll from Aylesford train station, making commutes or weekend getaways a breeze.

Whether you're a first time buyer, downsizer, or investor, this apartment offers a unique blend of style, space and convenience.

Don't miss out - book your viewing today and make riverside living a reality.

Situation.....

The property is situated in a tucked away location between the river and the train station. The nearby Aylesford village is a true gem that 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.











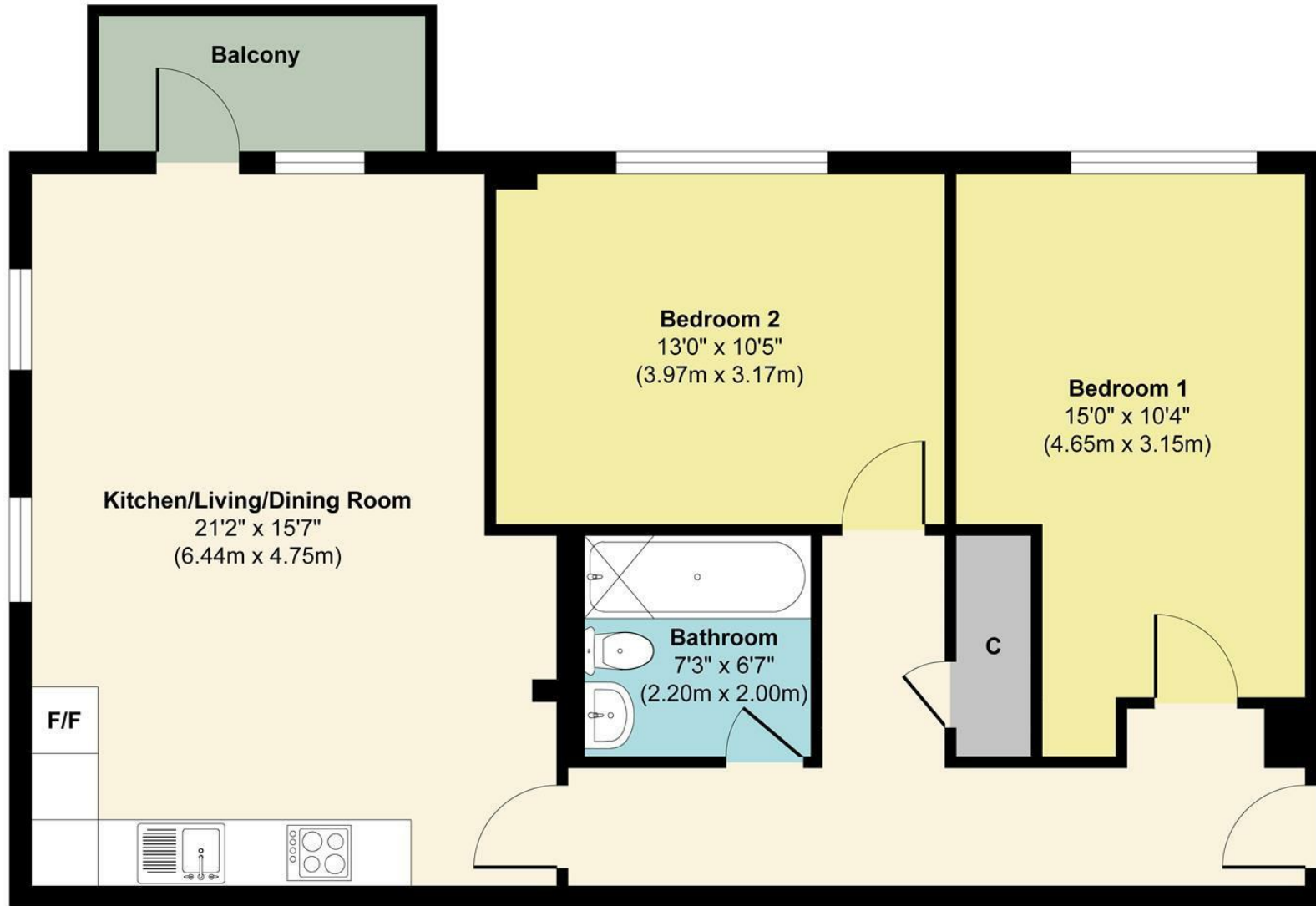
Useful Information...

- CHAIN FREE
- Lease - Remainder of a 999 years from 2021
- Service charge - £1468.20 per year
- No ground rent
- EPC Rating B
- Parking Space
- 450m Walk To Aylesford Station With Journey Times To St Pancras In Less Than 1 Hour





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Floor Plan

Approx. Gross Internal Floor Area 798 sq. ft / 74.18 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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