



22 Albion Drive, Larkfield, ME20 6FG
Price £220,000

A modern and well presented two bedroom GROUND FLOOR apartment located on Albion Drive, a quiet and pleasant development built by Redrow Homes. This is a small block of just 6 apartments and boasts a communal garden, allocated parking and ample visitor parking. CALL NOW TO BOOK YOUR VIEWING.

Internally the property comprises of entrance hallway, open plan kitchen/living area, a master bedroom with en-suite, a second double bedroom and main bathroom.

Externally, there is a communal garden and an allocated parking space as well as visitors parking for added convenience.

Located in the heart of Larkfield the property offers ease of access to local amenities including a choice of supermarkets, shops, Larkfield Leisure Centre, Leybourne Lakes Country Park, New Hythe and West Malling train stations, Junction 4 of M20. West Malling.

- Ground Floor Apartment
- 2 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen/Living Space
- Communal Garden
- Allocated Parking Space & Visitor Parking
- Quiet Cul-de-sac Location
- Walking Distance to Shops
- Walking Distance to Leybourne Lakes
- Walking Distance to Train Station

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
82	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC





LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation Larkfield Leisure Centre is a short walk away, as is Leybourne Lakes Country Park. The Lakes offers a wealth of activities (walking, cycling, Park Run, water sports and children's play areas).

There are good range of shops, supermarkets and eateries at Larkfield and nearby West Malling. West Malling is the closest town and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries.

For the commuter Junction 4 of the M20 is approximately 2 miles away. You have a London coach service leaving from the end of the road. New Hythe train station is within walking distance and West Malling mainline train station just a short drive away.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Leasehold

Council Tax Band C

EPC Rating B

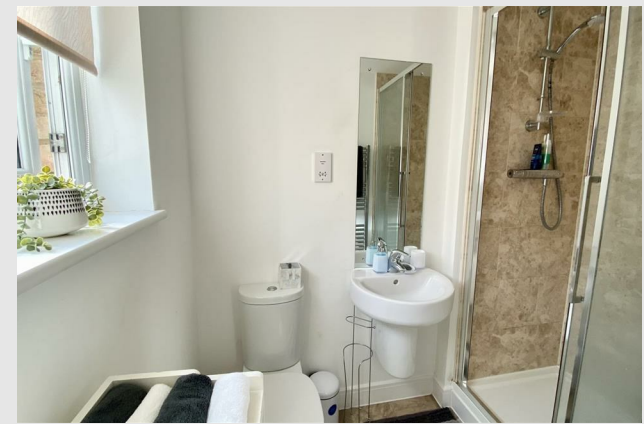
Gas Central Heating

UPVC Double Glazing

Lease - 125 year lease with 116 years remaining.

Ground Rent - £250pa

Service Charge - £133pcm





This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

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