



Kings Crescent, Aylesford, ME20 7FH
£270,000



A well-presented and spacious top floor apartment in Aylesford, ideally positioned within walking distance of the picturesque village centre and Aylesford Station. The property offers an entrance hallway with useful storage, leading to a bright and airy open plan living space with a modern fitted kitchen and integrated appliances, including a dishwasher, fridge/freezer and washing machine. French doors open onto a Juliette balcony. Both bedrooms are well proportioned, served by a modern bathroom suite. Further benefits include an allocated parking space, secure communal entrance with entry phone system, well-maintained communal gardens and a favourable energy rating. Aylesford is a charming riverside village on the River Medway, offering everyday amenities.

- Well Presented Top Floor Apartment
- Two Bedrooms
- Open Plan Living Room with Juliet Balcony
- Fitted Kitchen with Integrated Appliances
- Allocated Parking Space
- Modern Bathroom Suite
- Walking Distance Of Aylesford Train Station
- Walking Distance Of Aylesford Village
- Gas fired Central Heating
- EPC Rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Local Information For Aylesford

Aylesford is a historic and picturesque village in mid-Kent, set on the banks of the River Medway and renowned for its heritage, character and strong sense of community. The traditional village centre, within walking distance of the property, offers a charming selection of local shops, cafés and public houses, together with notable historic landmarks including Aylesford Priory. The riverside setting and surrounding countryside provide an attractive environment for walking and outdoor leisure.

The area is particularly well served for recreation and green space. Nearby Larkfield offers a modern leisure centre, while a variety of parks and open countryside are easily accessible, including Cobtree Manor Park, Leybourne Lakes Country Park and Manor Park. These provide lakeside walks, nature reserves, play areas and sports facilities, appealing to a wide range of lifestyles.

For a broader range of amenities, the highly regarded market town of West Malling is a short drive away and features an attractive high street with a diverse selection of independent boutiques, restaurants and cafés. Maidstone, the county town of Kent, lies approximately five miles distant and offers extensive shopping, leisure and transport facilities, including mainline rail services.

The property is particularly convenient for commuters, being located close to Aylesford station, which provides regular services to Maidstone, Strood and connections to London. Excellent road links are also available via the nearby M20 and M2, giving straightforward access to the M25, London, the Kent coast and major motorway networks.

Aylesford and the surrounding area are well regarded for education, offering a comprehensive choice of primary schools, grammar schools and independent establishments within easy reach, further enhancing the area's appeal for families.

ADDITIONAL INFORMATION

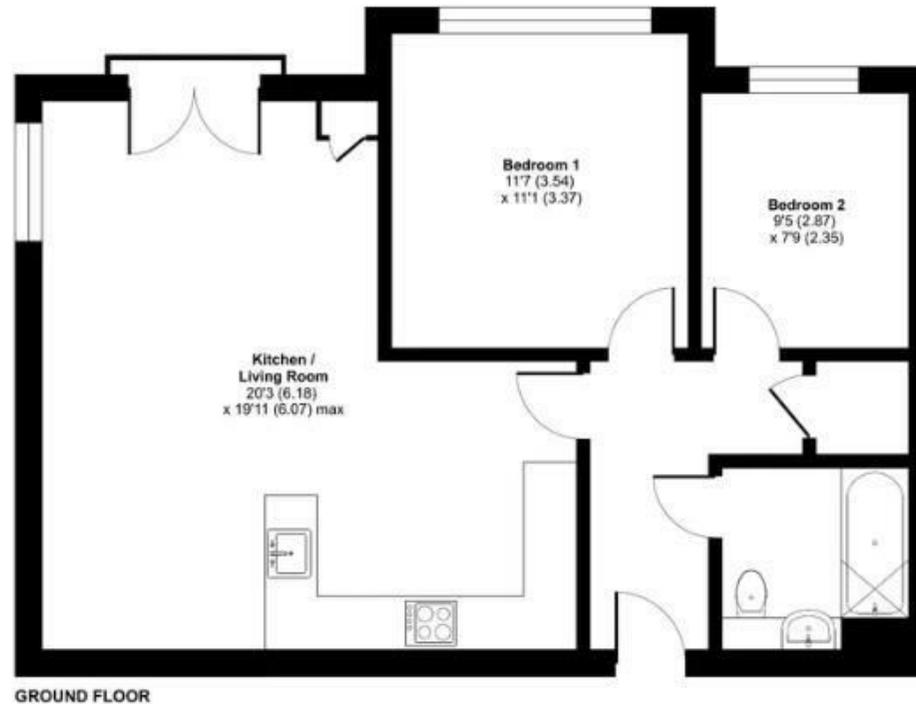
Leasehold
Council Tax Band C
EPC Rating B
Double Glazing
Gas Central Heating



Kings Crescent, Aylesford, ME20

Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



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