



Flat 2, 82 The Lakes, Larkfield, ME20 6GQ
Offers Invited £279,995

A wonderful location to live with EXCELLENT AMENITIES & commuter links. Being the former Show Apartment for the development this apartment has ENVIABLE OFFERINGS - it is located on the GROUND FLOOR with a VERANDA for some outdoor space and fresh air and has a LARGER LIVING ROOM THAN MANY OTHERS on the development. BEAUTIFUL LAKESIDE WALKS are a stone throw away and the water sports centre and cafe complex is also within easy reach.

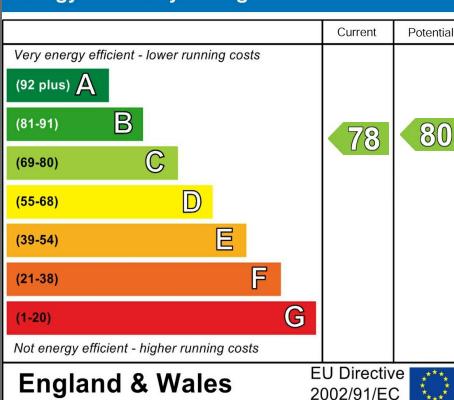
You are conveniently located for access to the M20 and M2, are within close proximity to multiple train stations and have an extensive range of shops and amenities all within easy reach (including a Tesco superstore near the entrance to the development).

Internally the accommodation comprises entrance hall with coat cupboard and airing cupboard, kitchen (with double ovens, gas hob, fridge freezer and washing machine), spacious living/dining room, master bedroom with built in wardrobes and ensuite bathroom, second double bedroom and shower room.

Externally the property offers the decked and railed veranda space, the convenience of an allocated parking space very close by and all the leisure offerings of the attractive Lakes development. There is also a secure communal bike store and well maintained communal gardens/grounds within the development.

- **Ground Floor Apartment With Veranda**
- **Stones Throw from Lake**
- **Fantastic Walks, Wildlife and Leisure Activities On Your Doorstep**
- **Allocated Parking Space**
- **Kitchen with appliances included**
- **Spacious Living/Dining Room**
- **2 Double Bedrooms**
- **2 Bathrooms**
- **999 Year Lease**
- **NO ONWARD CHAIN**

Energy Efficiency Rating





LOCAL AREA INFORMATION FOR LEYBOURNE

Leybourne Lakes is a sought after area thanks to its convenient access to so many things. There are good range of shops and eateries at Larkfield and 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 recreation you have the onsite water sports centre and cafe, beautiful lakeside walks and play park. A short distance away is Larkfield leisure centre.

For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

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 D

EPC Rating - TBC

UPVC Double Glazing

Gas Central Heating (regularly serviced)

Kitchen Appliances Included

Use of Communal Bike Store

LEASE INFORMATION:

Length - 999yrs from 2001

Ground Rent - £250pa

Service Charge - Approx £1600pa



01732 841164

larkfield@page-wells.co.uk



Ground Floor

Approx. 70.1 sq. metres (754.0 sq. feet)



Total area: approx. 70.1 sq. metres (754.0 sq. feet)

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