



THE LAKES



Guide Price £435,000 Freehold

## THE PROPERTY

\* Guide Price 435,000 - £450,000\* Situated in an exclusive lakeside development with a premium waterside position, this lovely townhouse is being sold with no onward chain.

Extensive views can be enjoyed from many aspects of this property including the two balconies from one of the bedrooms and the timber decked area off of the lounge. A great place to sit and relax with the tranquil lake scenery. A perfect house for professionals and families alike.

The location has excellent access to the M20/ A228 road links, supermarket, train station and other leisure facilities.

To the ground floor is a downstairs cloakroom and a kitchen with integral oven. The lounge/ dining room overlooks the water and communal gardens.

To the first floor are two double bedrooms, one of which benefits from two balconies facing the lake and gardens. Also on this floor is the family bathroom.

On the top floor is the principal bedroom with an ensuite shower room and a fourth bedroom. There are two allocated parking spaces in close proximity to the house.

We understand from the vendors that there is an annual charge for maintenance of the communal gardens and upkeep on the development. The most recent figure provided is £406 P/A.

If you are looking for a property with a difference then this could be what you are looking for.





**Kitchen**

11' 11" x 8' 0" (3.63m x 2.44m)

**WC**

5' 5" x 3' 11" (1.65m x 1.19m)

**Lounge/Diner**

16' 9" x 13' 0" (5.11m x 3.96m)

**Bedroom 3**

11' 6" x 8' 10" (3.51m x 2.69m)

**Bedroom 4**

16' 9" x 12' 6" (5.11m x 3.81m)

**Bathroom**

7' 3" x 5' 5" (2.21m x 1.65m)

**Balcony 1**

5' 8" x 4' 0" (1.73m x 1.22m)

**Balcony 2**

5' 8" x 4' 0" (1.73m x 1.22m)

**Bedroom 1**

13' 3" x 9' 5" (4.04m x 2.87m)

**Bedroom 2**

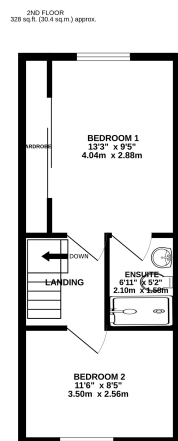
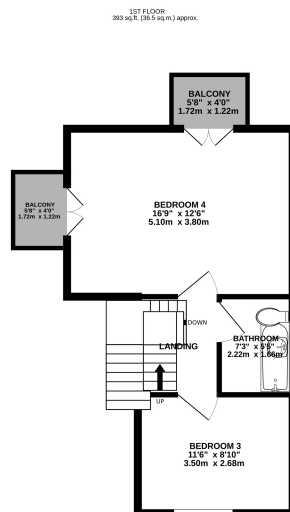
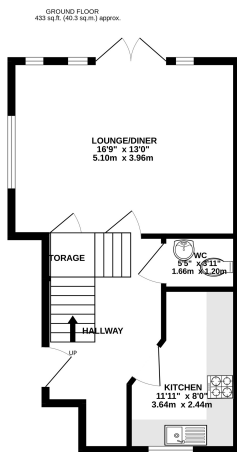
11' 6" x 8' 5" (3.51m x 2.57m)

**Ensuite**

6' 11" x 5' 2" (2.11m x 1.57m)



THE LAKES, LARKFIELD, AYLESFORD, KENT, ME20 6GS



TOTAL FLOOR AREA : 1154 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	72	87
England, Scotland & Wales	EU Directive 2002/91/EC	

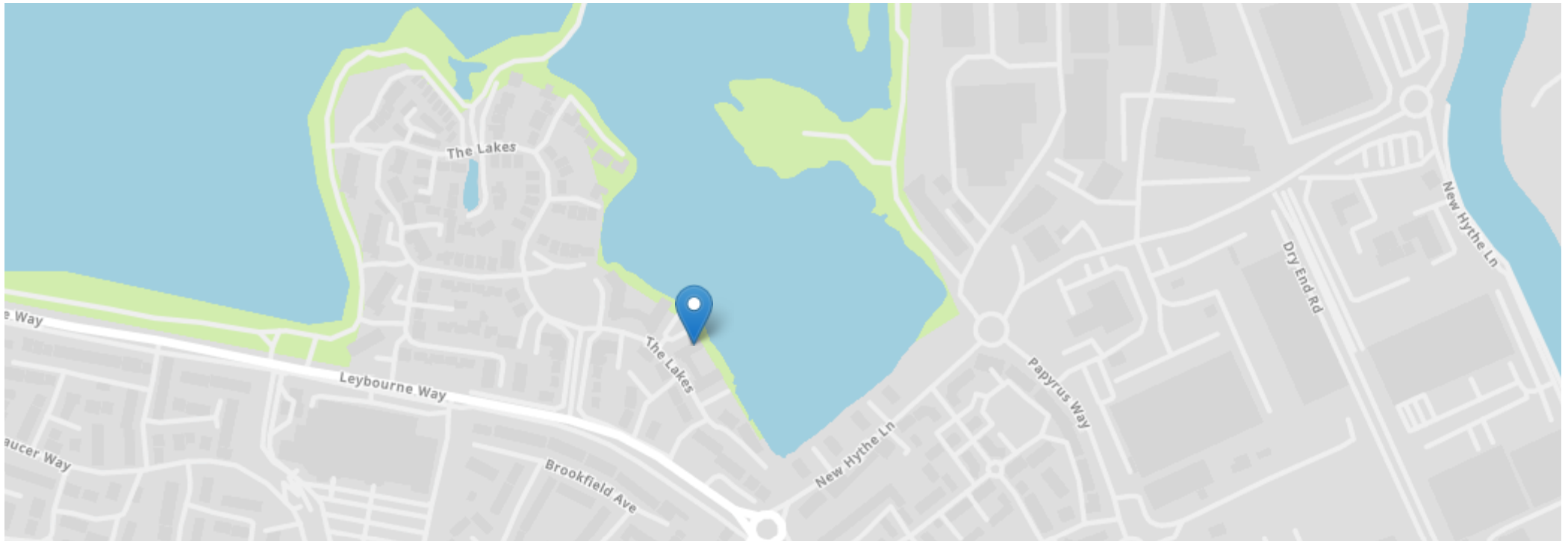
### AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

### Local Authority

Tonbridge & Malling

Band E



## SITUATION

Aylesford is a village and civil parish on the River Medway in Kent, England, 4 miles northwest of Maidstone. Originally a small riverside settlement, the old village comprises around 60 houses, many of which were formerly shops.

## DIRECTIONS

Head South down Bluebell Hill A229 and take the exit towards Eccles/Burham/Wouldham. Continue onto Rochester Road. Turn left to stay on Rochester Road. At the roundabout, take the 1st exit onto Forstal Road and turn right onto Station Road. Take Bellingham Way to Leybourne Way. At the roundabout, continue straight onto Leybourne Way and after 0.1 miles turn right onto The Lakes.

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