

EPC: C

Friars View, AYLESFORD, Kent

Guide Price: £200,000

Bairstow eves







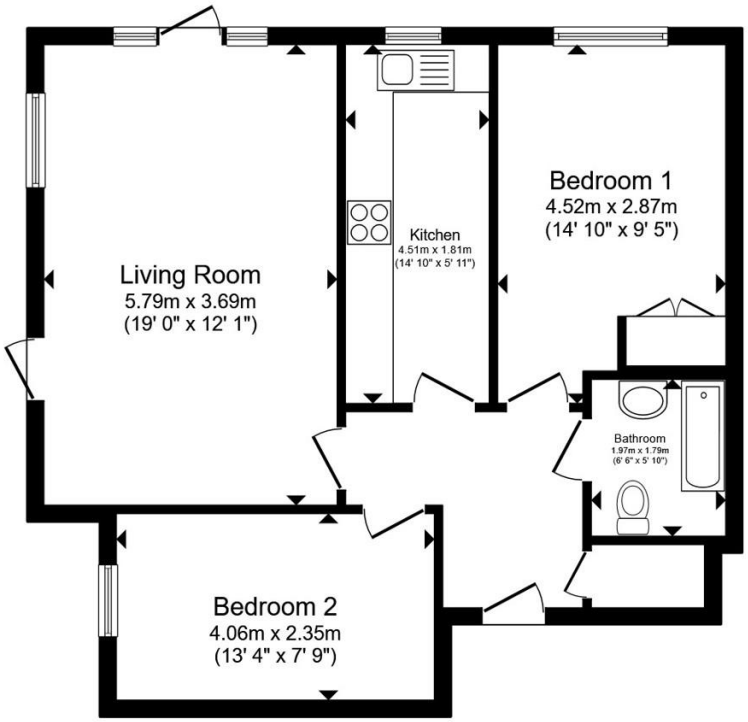
Guide Price £200,000- £210,000

Offered to the market with no onward chain, this spacious and well-maintained two-bedroom ground floor apartment is situated in the highly desirable village of Aylesford, providing an excellent opportunity for first-time buyers, downsizers, and investors alike.

The accommodation comprises a bright and generous open-plan living and dining area with direct access to the well-kept communal gardens, creating an ideal space for both relaxing and entertaining. A separate fitted kitchen offers ample storage and worktop space, while two well-proportioned double bedrooms provide comfortable living accommodation. The property is completed by a modern family bathroom.

Further benefits include lift access within the building, two allocated underground parking spaces, double glazing, and secure communal areas.

Perfectly positioned within walking distance of Aylesford village centre, local amenities, and Aylesford railway station, the property enjoys the charm of village life whilst benefiting from excellent transport links. Located on the banks of the



Total floor area 63.9 m² (688 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£2,679**

Years Left on Lease: **105**

Ground Rent: **£200**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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