

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£450,000**

**Share of Freehold**

2x  2x  1x 

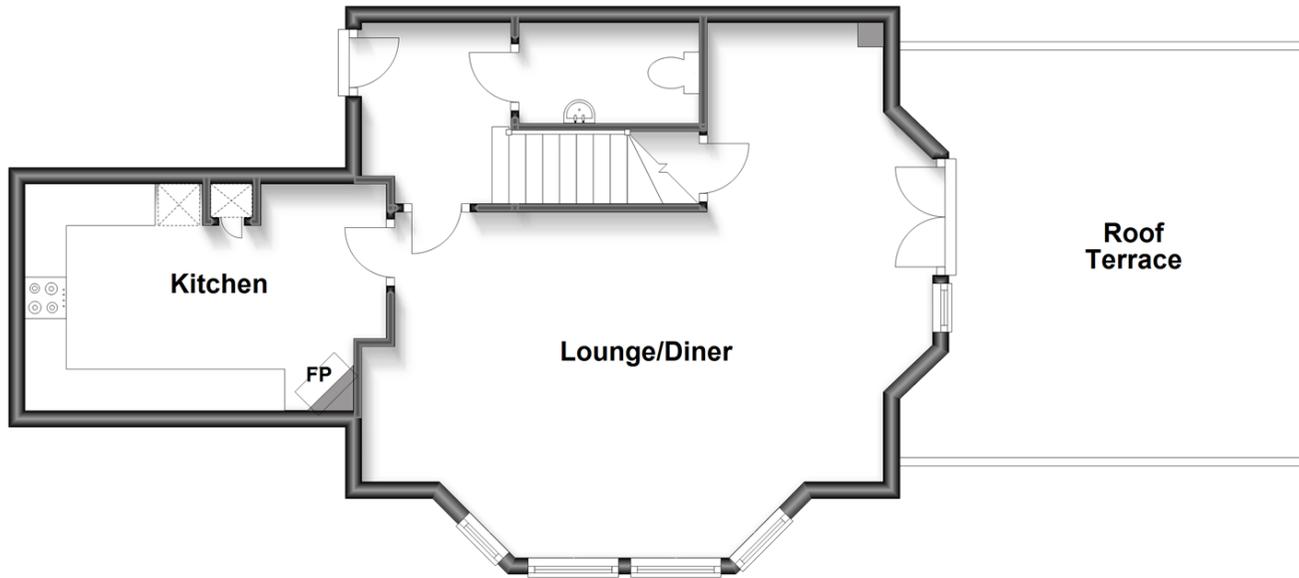
Preston Hall, Culpeper Road, Aylesford,  
Kent, ME20

*Wards*

Helping you move forwards

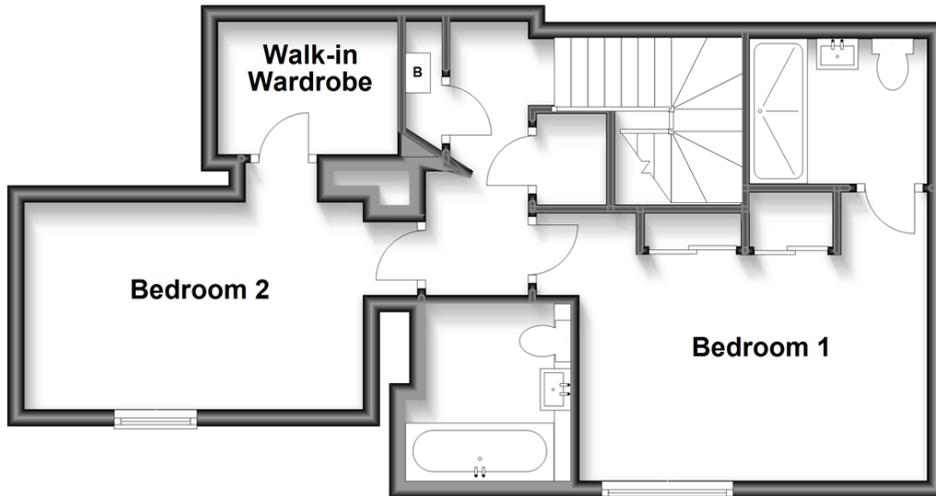
## First Floor

Approx. 50.8 sq. metres (546.9 sq. feet)



## Second Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



## Accommodation

### FIRST FLOOR

Entrance Hall

Cloakroom

Lounge/Diner: 22'7 up to French doors x 15'0 into bay (6.89m x 4.58m)

Roof Terrace: 16'9 x 16'0 (5.11m x 4.88m)

Kitchen: 12'10 x 8'9 (3.91m x 2.67m)

### SECOND FLOOR

Landing

Bedroom 1: 13'2 x 10'10 (4.02m x 3.30m)

En-Suite Shower Room

Bedroom 2: 13'8 x 9'3 (4.17m x 2.82m)

Walk-In Wardrobe

Bathroom

### OUTSIDE

2 Allocated Parking Spaces

Communal Gardens



## Main features

- Stunning first floor duplex apartment with superb landscaped gardens & 2 allocated parking spaces
- Preston Hall is a beautiful Grade II Jacobean style building reputed to date back to 1102
- Communal grand reception hall with magnificent colonnaded outer & inner lobbies
- Truly exquisite with a super-sized lounge/diner & a roof terrace with panoramic views of grounds
- Share of Freehold & long lease 991 years @2022

## Nearest Schools

Primary Schools: St Peter's C of E Primary 0.4 miles, St Mark's C of E Primary, Eccles 0.7 miles, Aylesford Primary 0.8 miles. Secondary Schools: Aylesford School 0.8 miles, Holmesdale Technology College 1.8 miles, The Malling School 2.1 miles

## Transport Information

Train Stations: Aylesford 0.7 miles, New Hythe 0.8 miles, Barming 1.7 miles

## Address

Preston Hall, Culpeper Road, Aylesford, Kent, ME20

## Directions

For directions to this property please contact us.



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Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

12934680/20221124/RT/RT