



**Guide Price**  
**£190,000**

**Leasehold**

2x  2x  1x 

**Sherwood Avenue,  
Larkfield, Aylesford,  
Kent, ME20**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Fantastic first floor apartment with no forward chain**
- **An en-suite shower room adds a touch of luxury**
- **Allocated parking for your convenience**
- **Only a short walk to the rail station & easy access to the M20**
- **Enjoy some leisure time at the nearby Leybourne Lakes Country Park**

## Accommodation

### FIRST FLOOR

Entrance Hall  
 Kitchen/Living Area: 26'2 (7.98m) x 13'10 into recess (4.22m) narrowing to 8'8 (2.64m)  
 Bedroom 1: 13'7 x 8'1 (4.14m x 2.47m)  
 En-Suite Shower Room  
 Bedroom 2: 11'1 x 8'1 (3.38m x 2.47m)  
 Bathroom

### OUTSIDE

Allocated Parking  
 Communal Gardens

### First Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



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

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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