



Price

£210,000

Leasehold

2x  1x  1x 

**Mercer Close, Aylesford,
Kent, ME20**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Rarely available ground floor flat**
- **Bright & cheerful lounge/diner that catches the sun courtesy of 3 windows**
- **A separate kitchen keeps any cooking smells away from the living space**
- **Allocated parking makes parking easy**
- **Nestled in a small & quiet Close with no passing traffic**

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 9'4 x 6'0 (2.85m x 1.83m)

Lounge/Diner: 16'7 (5.06m) x 13'0 into bay (3.97m) narrowing to 11'0 (3.36m)

Bedroom 1: 11'0 x 9'8 (3.36m x 2.95m)

Bedroom 2: 10'8 x 10'0 (3.25m x 3.05m)

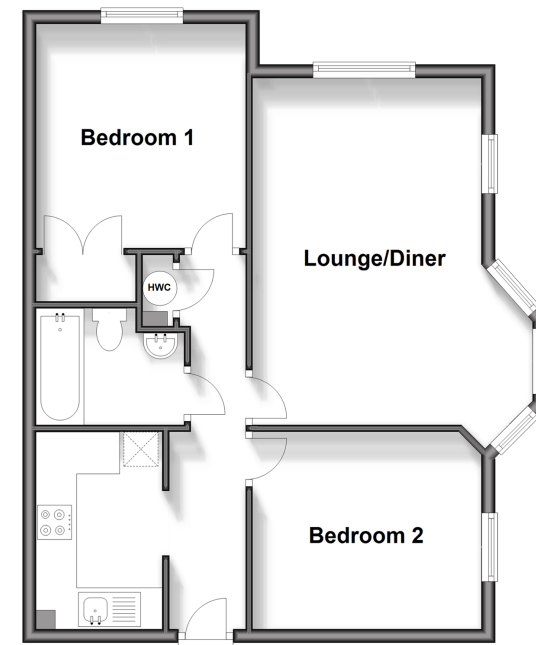
Bathroom

OUTSIDE

Allocated Parking

Ground Floor

Approx. 56.3 sq. metres (605.5 sq. feet)



Call Larkfield - 01732 847877 ■ wardsofkent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



12934985/20240123/CK/RT