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Flat 32 Preston Hall

Aylesford ME20 7FJ

Guide Price £275,000

- Luxury Two Bedroom Apartment
- Set in magnificent mansion
- 2.5 acres of communal grounds
- High Specification Fitted Kitchen
- High Ceilings
- Two parking spaces

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A luxury two bedroom apartment, set in a magnificent Grade II listed Jacobean mansion. Preston Hall is an imposing building entered through a double height inner hall with grand staircase and is set in circa 2.5 acres of gardens and landscaped grounds complete with a stunning long carriage entrance drive, sculptures, formal lawns and landscaped gardens with a fully restored fountain.

The apartment offers 824sq ft of living space, Internally accommodation comprises entrance hall, spacious open plan kitchen/living room. The high specification kitchen offers modern units with granite work top. Two double bedrooms, one with fitted wardrobes, contemporary bathroom and large walk in storage cupboard.

There is an allocated parking space and this property is offered for sale chain free, Call now to view.

LOCAL INFORMATION

Preston Hall is situated on the northern side of the A20 which leads to J5 of the M20 approximately 1.3 miles away.

Trains to London from Barming station (0.8 miles) to Victoria and St Pancras.

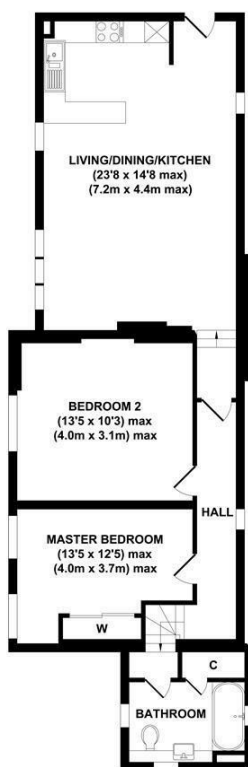
From Strood Station via Aylesford (1.1 miles) to St Pancras, Cannon Street and Charing Cross

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



APPROX. FLOOR AREA
824 SQ. FT.
(76.52 SQ. M.)

TOTAL APPROX. FLOOR AREA 824 SQ. FT. (76.52 SQ. M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown on the plan are not intended to be guaranteed. See to them personally or otherwise (see text).

Red Hat Camera 120118

Energy Efficiency Rating		Current	Potential
Net energy efficient - lower rating code			
20-25 kWh/m ²	A		
25-30 kWh/m ²	B		
30-35 kWh/m ²	C		
35-40 kWh/m ²	D		
40-45 kWh/m ²	E		
45-50 kWh/m ²	F		
50-55 kWh/m ²	G		
55-60 kWh/m ²	H		
60-65 kWh/m ²	I		
65-70 kWh/m ²	J		
70-75 kWh/m ²	K		
75-80 kWh/m ²	L		
80-85 kWh/m ²	M		
85-90 kWh/m ²	N		
90-95 kWh/m ²	O		
95-100 kWh/m ²	P		
100-105 kWh/m ²	Q		
105-110 kWh/m ²	R		
110-115 kWh/m ²	S		
115-120 kWh/m ²	T		
120-125 kWh/m ²	U		
125-130 kWh/m ²	V		
130-135 kWh/m ²	W		
135-140 kWh/m ²	X		
140-145 kWh/m ²	Y		
145-150 kWh/m ²	Z		
150-155 kWh/m ²	AA		
155-160 kWh/m ²	AB		
160-165 kWh/m ²	AC		
165-170 kWh/m ²	AD		
170-175 kWh/m ²	AE		
175-180 kWh/m ²	AF		
180-185 kWh/m ²	AG		
185-190 kWh/m ²	AH		
190-195 kWh/m ²	AI		
195-200 kWh/m ²	AJ		
200-205 kWh/m ²	AK		
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220-225 kWh/m ²	AO		
225-230 kWh/m ²	AP		
230-235 kWh/m ²	AQ		
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330-335 kWh/m ²	BK		
335-340 kWh/m ²	BL		
340-345 kWh/m ²	BM		
345-350 kWh/m ²	BN		
350-355 kWh/m ²	BO		
355-360 kWh/m ²	BP		
360-365 kWh/m ²	BQ		
365-370 kWh/m ²	BR		
370-375 kWh/m ²	BS		
375-380 kWh/m ²	BT		
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390-395 kWh/m ²	BW		
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