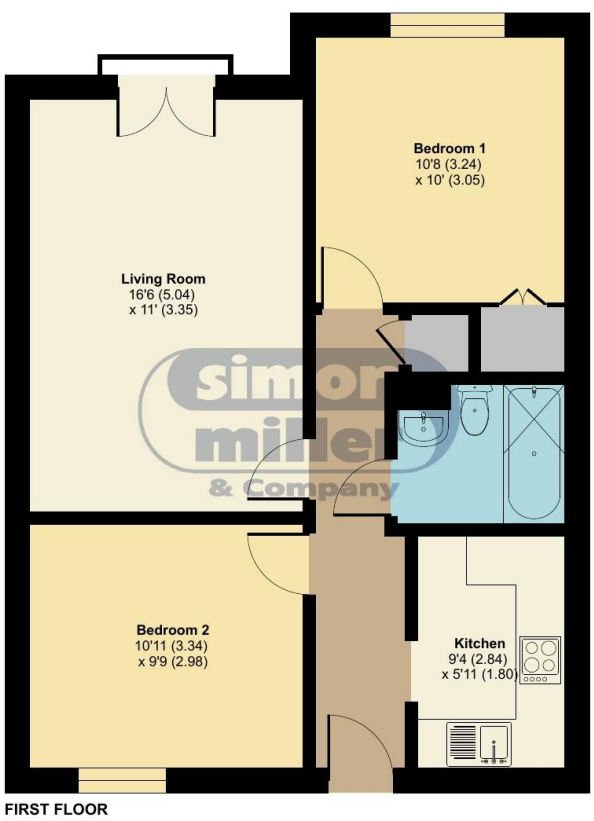


23 Mercer Close, Larkfield, Kent, ME20 6QY

GUIDE PRICE: £190,000-£200,000
EPC RATING: B

Mercer Close, Larkfield, Aylesford, ME20

Approximate Area = 600 sq ft / 55.7 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simon Miller & Company. REF: 1468943

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A well-presented two-bedroom first-floor apartment, situated in a popular and conveniently located cul-de-sac in Larkfield.

The current owners have recently refurbished and upgraded the property, which now benefits from new carpets, redecoration throughout, and a modern fitted kitchen featuring a new hob. The accommodation comprises two generous double bedrooms and is offered to the market with the added advantage of no onward chain.

Ideally positioned within walking distance of local supermarkets, public transport links, Larkfield Leisure Centre, and Leybourne Lakes, the property also enjoys excellent access to the M20 motorway network.

Early viewing is highly recommended.

Leasehold
102 years
Ground Rent £250 p/a
Service Charge £1,983 p/a
EPC: B
Council Tax: C
Fibre to the Cabinet Broadband Available Now





- **A TWO BEDROOM FIRST FLOOR APARTMENT**
- **REFURBISHED AND UPGRADED INTERIOR**
- **REPLACED CARPETS THROUGHOUT**
- **CUL-DE-SAC LOCATION**
- **ALLOCATED PARKING SPACE**
- **VACANT POSSESSION**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

TH4643260526

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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