



For identification only - Not to scale  
Approximate Area = 656 sq ft / 60.9 sq m

Eaton Place, Larkfield, Aylesford, ME20



**31 Eaton Place, Larkfield, Kent, ME20 7GF**

**ASKING PRICE: £230,000**  
**EPC RATING: C**





New to the market is this beautifully presented two-bedroom first floor apartment, located in the ever-popular Leybourne Park development in Larkfield. Perfect for first-time buyers or investors, this modern home stands out not only for its stylish interior but also for its superb location. Larkfield continues to be a sought-after area thanks to its excellent transport links—including nearby train stations and motorway access—along with well-regarded schools, local supermarkets, and a wide range of everyday amenities. The apartment has been tastefully decorated throughout by the current owners and boasts a newly fitted, contemporary family bathroom. Internally, the home offers around 650 sq. ft. of well-designed living space, including two double bedrooms, a modernised en-suite to the master, useful storage cupboards, and a spacious open-plan kitchen/living area. A Juliet balcony offers pleasant views over the large communal garden—a real highlight of the property, especially as generous outside space is rarely found with flats on this development. Another great feature is that the block itself is small and quiet, offering a greater sense of privacy and community. The property also benefits from an allocated parking space, with ample visitor parking available throughout the development.

With so much to offer, this apartment won't be available for long. Get in touch today to arrange your viewing and experience the space and lifestyle this home has to offer.

**Material Information:**

Leasehold - 137 years remaining

£433 Ground Rent

£3091 Annual Service Charge

EPC - C

Council Tax - C

Full Fibre Broadband Planned Before December 2026



- **TWO DOUBLE BEDROOM MOVE IN READY APARTMENT**
- **RECENTLY FITTED MODERN FAMILY BATHROOM**
- **COMMUNAL GARDEN**

- **MASTER BEDROOM WITH EN-SUITE**
- **FULLY INTEGRATED KITCHEN**
- **ALLOCATED PARKING**

TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)

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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