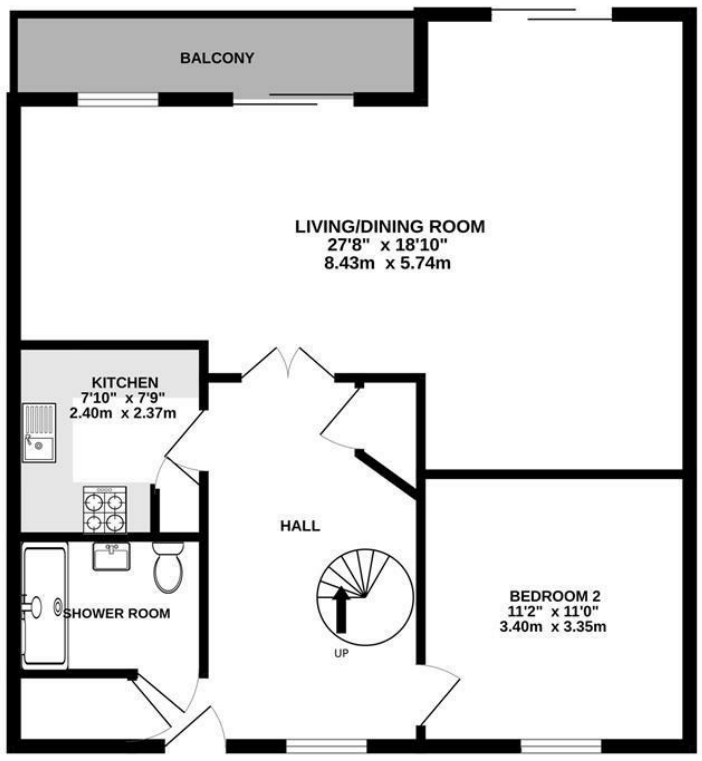
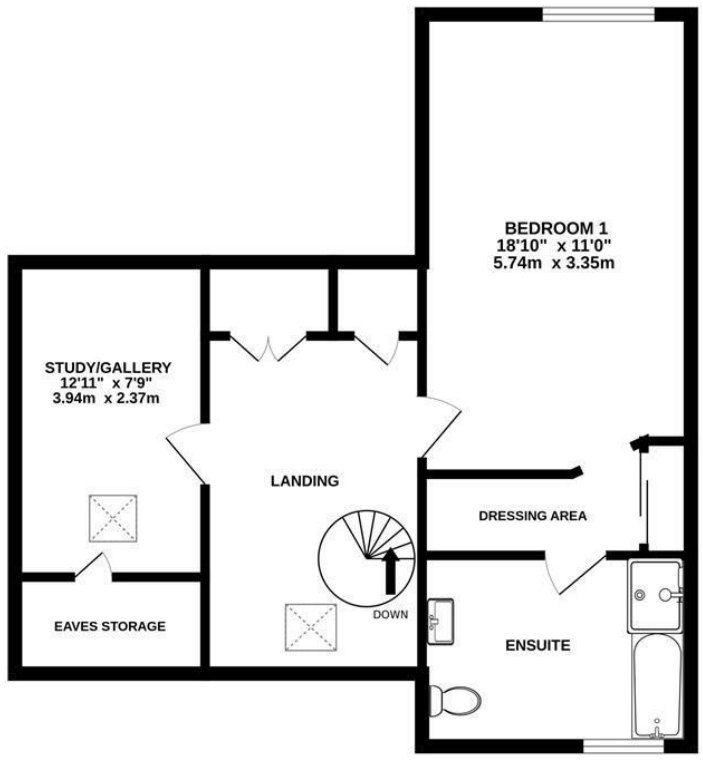
GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



The Property Ombudsman

TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com
rightmove
Zoopla.co.uk
Smarter property search



Perch Close

Larkfield ME20 6TN

£1,800 PCM

Tenure:

Council tax band: E

KHP
www.khp.me

A stunning DUPLEX APARTMENT is located in the very popular 'The Lakes development' in Larkfield. Balcony with gorgeous LAKE VIEWS. Two allocated parking spaces. Walking distance to water sports centre and Tesco superstore. The property comes FURNISHED.

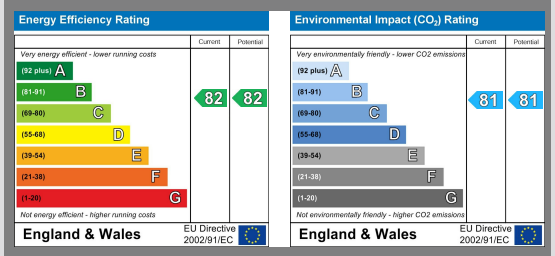
Accommodation is set over two floors, the first comprises of large open plan living/dining room with access onto the balcony with stunning views over Leybourne lake, a separate kitchen, family bathroom and second bedroom. The apartment benefits from ample storage.

Upstairs you are greeted with the main bedroom featuring a dressing area and an en-suite bathroom, and the third bedroom/office room overlooking the dining area.

Externally there is a balcony offering stunning views over Leybourne Lake, and has TWO allocated parking spaces.

Available from end of January 2027. Viewings highly encouraged.

- FURNISHED Duplex Apartment
- 2/3 Bedrooms
- Open Plan Lounge/Diner
- Main Bedroom with Ensuite
- Bathroom
- Balcony with Lake Views
- Desirable Location
- 2 Allocated Parking Spaces
- Available End of January 2027
- View Now

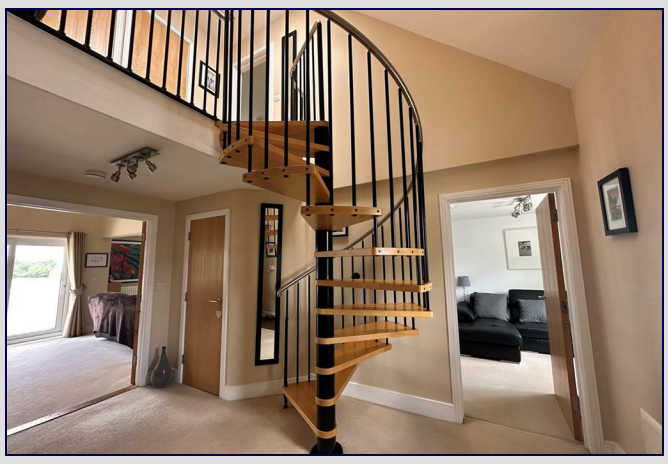












LOCAL INFORMATION FOR LEYBOURNE

Leybourne is a sought after area thanks to its convenience access to so many things.

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by, A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries.

For the commuter Junction 4 of the M20 gives access to the motorway network, London Docklands, Gatwick, Heathrow, City and Stansted airports, the Channel Tunnel, Ashford and Ebbsfleet International stations and Bluewater Shopping Centre. There is a mainline train station at nearby West Malling. Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations serving London Bridge, Cannon Street, Charing Cross and Victoria.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education.

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.









