



22, Ingram Close,
Aylesford, ME20 7GP

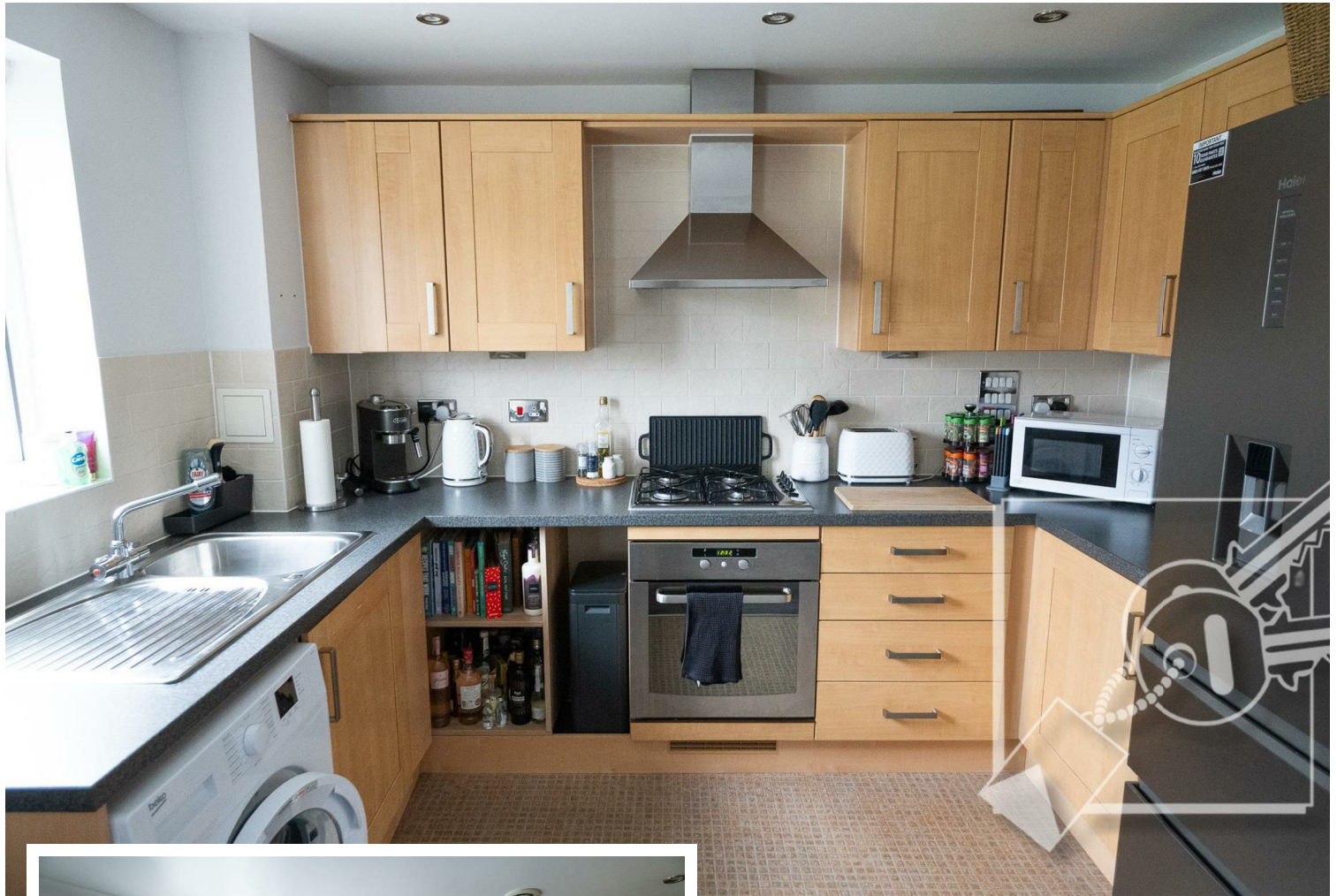
£175,000



- One double Bedroom Apartment on Popular Development
- Open Plan Living/Dining/Kitchen
- Allocated Parking Space
- First Floor Level
- Gas Central Heating
- Viewing Highly Recommended



22 Ingram Close, Aylesford, , ME20 7GP



DESCRIPTION:

This one bedroom apartment offers a great opportunity for a first time buyer stepping onto the property ladder. Situated on the first floor of this popular development, we think you will agree, this apartment affords lots of natural light and space as soon as you step inside. Comprising open plan living/ kitchen/diner, one double bedroom, complete with wardrobes to remain and a modern bathroom suite. The kitchen is well equipped with plenty of storage and built in oven and hob and the living area boasts French doors opening on to a Juliette style balcony, overlooking an open green space. Other benefits include double glazing, gas central heating and video entry phone system and most importantly there is an allocated off street parking space and there are visitor spaces dotted around the location. Take a look inside to appreciate just what is on offer.



LOCATION:

Situated on a popular development, within easy access of amenities including excellent transport links offering easy access onto the M20/M25/ M2. and A228. New Hythe railway station is just around the corner which connects you the high speed link into London or Maidstone town centre, making it ideal for commuters. There is a 24 hour Tesco store just up the road where you can pick up your everyday essentials. Leybourne lakes are nearby, where you can relax around the lakes, fish or take part in boating activities, learn how to sail or even scuba dive. On entering the development you will notice plentiful green open spaces.

COMMUNAL ENTRANCE:

The entrance is approached from the rear, close to the parking area, through communal gardens. External video entry phone system, carpeted stairs to first floor.

HALL:

Entrance door, video entry phone handset, double glazed window to rear, radiator, carpet, built in corner storage cupboard with shelving and electrical consumer unit. Airing cupboard with slated shelves, Potterton Promax HE store boiler and controls for hot water and central heating.

OPEN PLAN LIVING/KITCHEN/DINING:

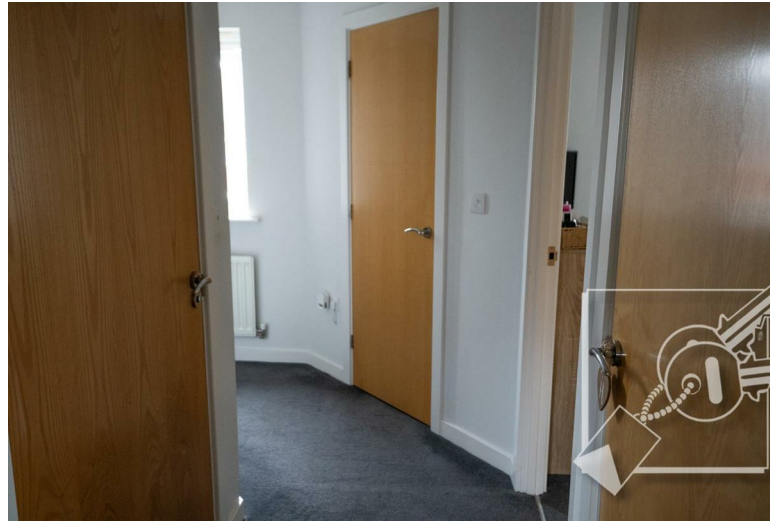
A bright and spacious living space with double glazed French doors opening onto Juliette balcony overlooking green space. Two radiators, carpet. There is plenty of space for lounge furniture and dining table with chairs. The kitchen area is well fitted with plenty of wall and base units, ample work surface space, stainless steel sink and drainer, Whirlpool built in gas hob with stainless steel canopy extractor hood above, electric built in oven, plumbing for washing machine and space for fridge/freezer. Local tiling to walls, vinyl floor., double glazed window to front overlooking the green.

BEDROOM:

A generous size double bedroom, with double glazed window to rear, carpet, radiator. We understand the wardrobes are to remain.

BATHROOM:

Modern white suite comprising panelled bath with mixer taps and Aqualisa shower over, glass shower screen. Vanity wash basin, low level w.c. with built in cistern. Radiator, part tiled walls, vinyl flooring, inset ceiling spot lights.



TENURE & CHARGES:

Leasehold: 155 years from 23/6/2007 - 01/01/2162 = 136 years remaining.

Ground Rent - £393.97 p.a. (chargeable 01.03.2025) - next review 01.01.2037

Service Charge - £977.56 every 6 months

Estate Charge - £176.33 every 6 months

SERVICES:

Mains Gas, Mains Water, Mains Drainage, Mains Electricity

LOCAL AUTHORITY:

Tonbridge & Malling Borough Council

Council Tax band C = £2141.63 for 2025-2026

AGENT'S NOTE:

Pursuant with the Estate Agent's Act 1979 we declare that the seller of this property is an employee of Sealeys Estate Agents Limited trading as Sealeys Walker Jarvis.

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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