



Willow Close, Snodland, ME6
Approximate Area = 788 sq ft / 73.2 sq m
For identification only - Not to scale

OFFERS IN EXCESS OF: £285,000
Flat 19, 1 Lakeview Court, Willow Close, Snodland, Kent, ME6 5FA
EPC RATING: B





CHAIN FREE !

A beautifully presented and spacious two double-bedroom second-floor apartment, ideally positioned within the highly desirable Holborough Lakes development in Snodland.

Accessed via a secure communal entrance, the block also benefits from a lift, ensuring easy access to all floors.

Inside, the apartment offers a bright, light and airy layout throughout, featuring a generous open-plan kitchen/living room with integrated appliances and direct access to a private balcony overlooking the lake—a peaceful spot to unwind and enjoy the tranquil surroundings.

There are two well-proportioned double bedrooms, including an impressive master bedroom with walk-in wardrobe and contemporary en-suite shower room. A stylish family bathroom and useful storage cupboards complete the accommodation.

Externally, the property comes with two allocated parking spaces, adding further convenience to this already exceptional home.

Located within Holborough Lakes, residents benefit from a truly unique community setting. Known for its beautiful waterside environment, landscaped grounds and scenic walkways, the development offers a calm, village-style atmosphere while still being superbly connected. Residents enjoy on-site leisure facilities, children's play areas, and a friendly neighbourhood feel. Commuters will appreciate the easy access to Snodland Station, offering regular high-speed services into London, as well as quick links to the M2 and M20.

This apartment is ideal for first-time buyers, professionals, downsizers, or anyone seeking modern lakeside living in one of the area's most sought-after developments.

Material Information:

Leasehold 114 years remaining

Ground rent £250PA

Service Charge £2047 PA

EPC: B

Council Tax: C

Full Fibre Broadband Available Now



- **TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT**
- **BALCONY WITH LAKE VIEWS**
- **MASTER BEDROOM WITH WALK IN WARDROBE & EN-SUITE**

- **LIFT ACCESS**
- **CHAIN FREE!**
- **ALLOCATED PARKING FOR TWO CARS**

AM1659050226

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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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK