



Lambe Close, Snodland, ME6  
Approximate Area = 700 sq ft / 65 sq m  
For identification only - Not to scale

**32 Lambe Close, Snodland, Kent, ME6 5PE**

**ASKING PRICE: £230,000**

**EPC RATING: C**





Located within the highly desirable Holborough Lakes development, this beautifully presented ground floor apartment offers contemporary living in a picturesque lakeside setting. Boasting two double bedrooms, an en-suite to the principal bedroom, allocated parking, a private balcony, and excellent storage throughout, this property is perfectly suited to first-time buyers, professionals, downsizers and investors alike. The accommodation is centred around a spacious and light-filled open-plan living area, creating an ideal environment for modern living and entertaining. The contemporary kitchen is fitted with a comprehensive range of units and benefits from a selection of fully integrated appliances, providing both style and practicality. The living space enjoys direct access to a private balcony, offering an attractive outdoor area to relax and unwind.

The principal bedroom is a generous double room complete with its own en-suite bathroom, while the second bedroom is also a comfortable double, making the apartment ideal for guests, family members or those working from home. A separate family bathroom serves the remainder of the accommodation.

The property further benefits from multiple storage cupboards, helping to maximise space and functionality, together with an allocated parking space for added convenience.

Holborough Lakes has become one of the most sought-after residential developments in the area, offering residents a unique lifestyle surrounded by attractive lakes, landscaped open spaces and scenic walking routes. The development provides a peaceful setting while remaining exceptionally well connected.

For commuters, Snodland railway station is within easy reach and offers regular services into London, while the nearby M20 motorway provides excellent access to Maidstone, the Kent coast, Bluewater Shopping Centre and beyond. Families and professionals alike are drawn to the area's excellent amenities, schools, recreational facilities and strong community atmosphere.

Combining modern accommodation with an enviable lakeside location, this superb apartment represents an excellent opportunity to secure a home within one of Kent's most popular developments.

Leasehold

100 Years

Ground Rent £250 p/a

Service Charge £1838 p/a

EPC: C

Council Tax: C

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- MODERN & CONTEMPORARY THROUGHOUT
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- TWO DOUBLE BEDROOMS

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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.

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