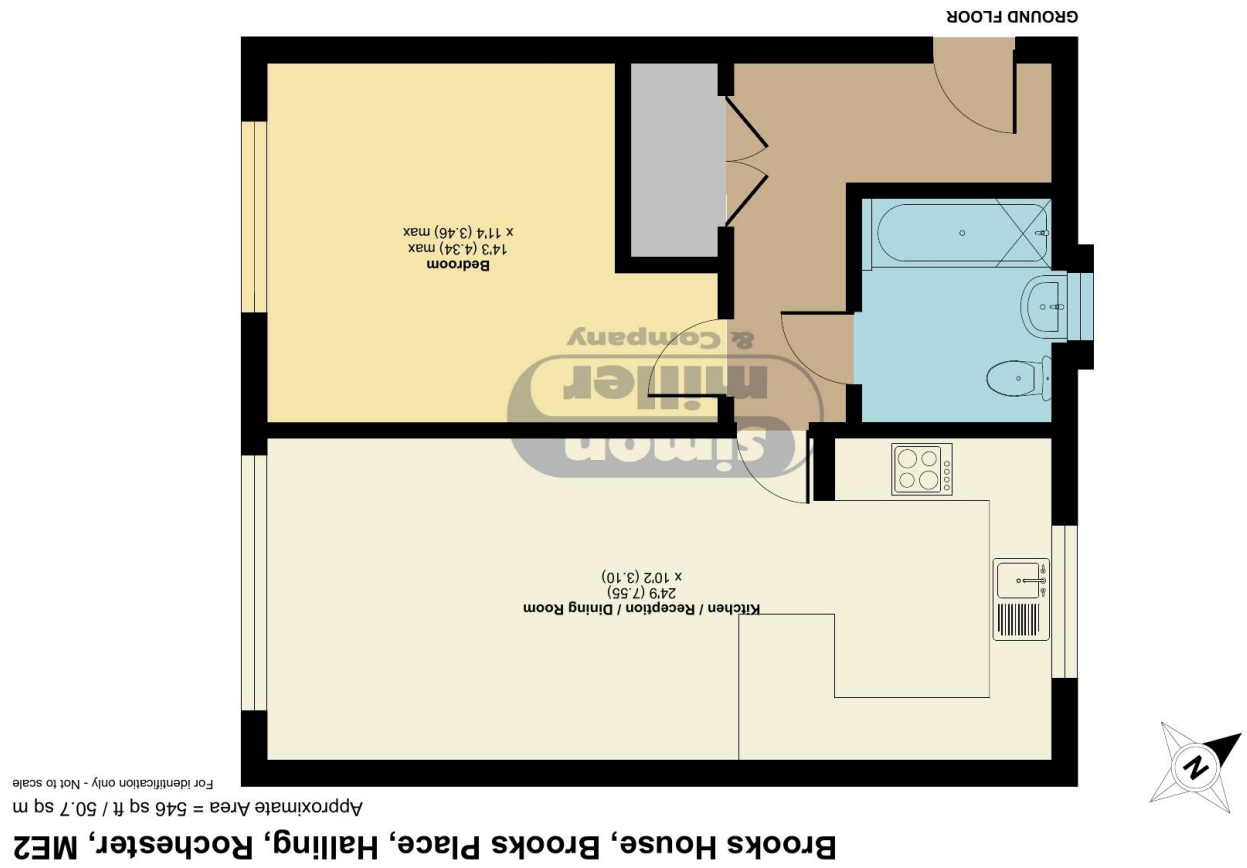




GUIDE PRICE: £210,000-£220,000

2 Brook House, Brooks Place, Halling, Kent, ME2 1FG

EPC RATING: C





Immaculate One Bedroom Ground Floor Apartment. Set within the highly sought-after St Andrews Park development, this beautifully presented one-bedroom ground floor apartment offers stylish, modern living throughout.

The current owners have upgraded the property to a high standard, including the installation of a new, high-specification kitchen complete with integrated appliances and a breakfast bar area, perfect for both casual dining and entertaining. The open-plan design flows effortlessly into a spacious living and dining area, filled with natural light, creating a warm and inviting atmosphere. The modern bathroom features new flooring, a full-sized bath with overhead shower, and offers all the facilities to suit modern lifestyles. The double bedroom benefits from recently fitted wardrobes, which will remain, providing ample storage. Additionally, the hallway includes a large storage cupboard for added practicality.

Externally, the apartment includes one allocated parking space along with an abundance of visitor parking, ensuring convenience for both residents and guests. Situated within the desirable St Andrews Park community, the property enjoys close proximity to St Andrews Lakes, offering picturesque walks, open water swimming, and a range of water sports — ideal for those who appreciate outdoor living. The location also provides excellent transport links, with Halling train station nearby and easy access to the M2 and M20 motorways, making it perfect for commuters.

This immaculate apartment is ideal for first-time buyers, investors, or those looking to downsize and enjoy low-maintenance, high-quality living in a peaceful yet well-connected setting.

Material Information:
Leasehold
115 Year remain Lease
£150PA Ground Rent
£1668 PA Service Charge
EPC: C
Council Tax: B
Full Fibre Broadband Available Now



- **MODERN & CONTEMPORARY ONE BEDROOM APARTMENT**
- **GROUND FLOOR**
- **ONE ALLOCATED PARKING SPACE & VISITOR BAYS**

- **RECENTLY FITTED FULLY INTEGRATED KITCHEN**
- **OPEN PLAN LAYOUT**
- **RECENTLY FITTED WARDROBES IN MASTER BEDROOM**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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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