



Poynder Drive

Snodland ME6 5SF

Price £190,000



COUNTRY HOMES

Snodland ME6 5SF

An attractive ground-floor apartment based in the ever so popular Holborough Lakes development. This property boasts great living accommodation throughout and its location benefits from easy access to A roads leading to either the M2 and M20.

The property is made up of kitchen, living room, family bathroom, and master bedroom. The property features added bonus of storage cupboards throughout.

Externally there is one allocated parking space.

This lakeside development is an oasis set in it's own landscaped grounds. A 'no through' estate that is served by an onsite gym and community centre, this area is popular with professionals wanting to commute and when home be in a modern concept living, well tended location. Snodland train station is close by offering links into the capital.

Call now to arrange your viewing.

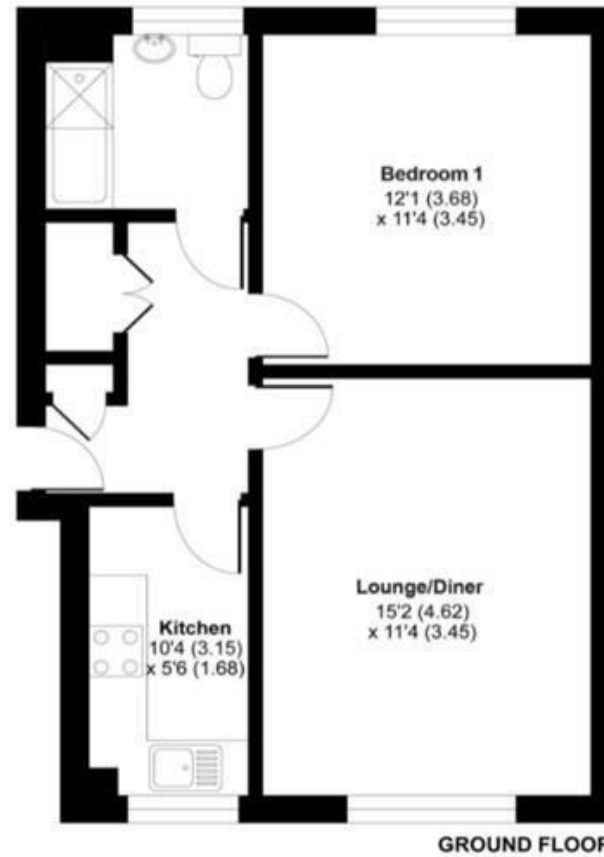
- One bedroom
- Living room
- Kitchen
- Family bathroom
- Storage cupboards
- Close by transport links
- Views over the Green
- On-site gym
- Call now to arrange viewing



Poynder Drive, Snodland, ME6

Approximate Area = 504 sq ft / 46.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © 1st February 2020
Produced for Adam Group - REF: 1712/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C	71	77
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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Location Map

Tenure: Leasehold

Council tax band: B

LOCAL INFORMATION FOR HOLBOROUGH LAKES

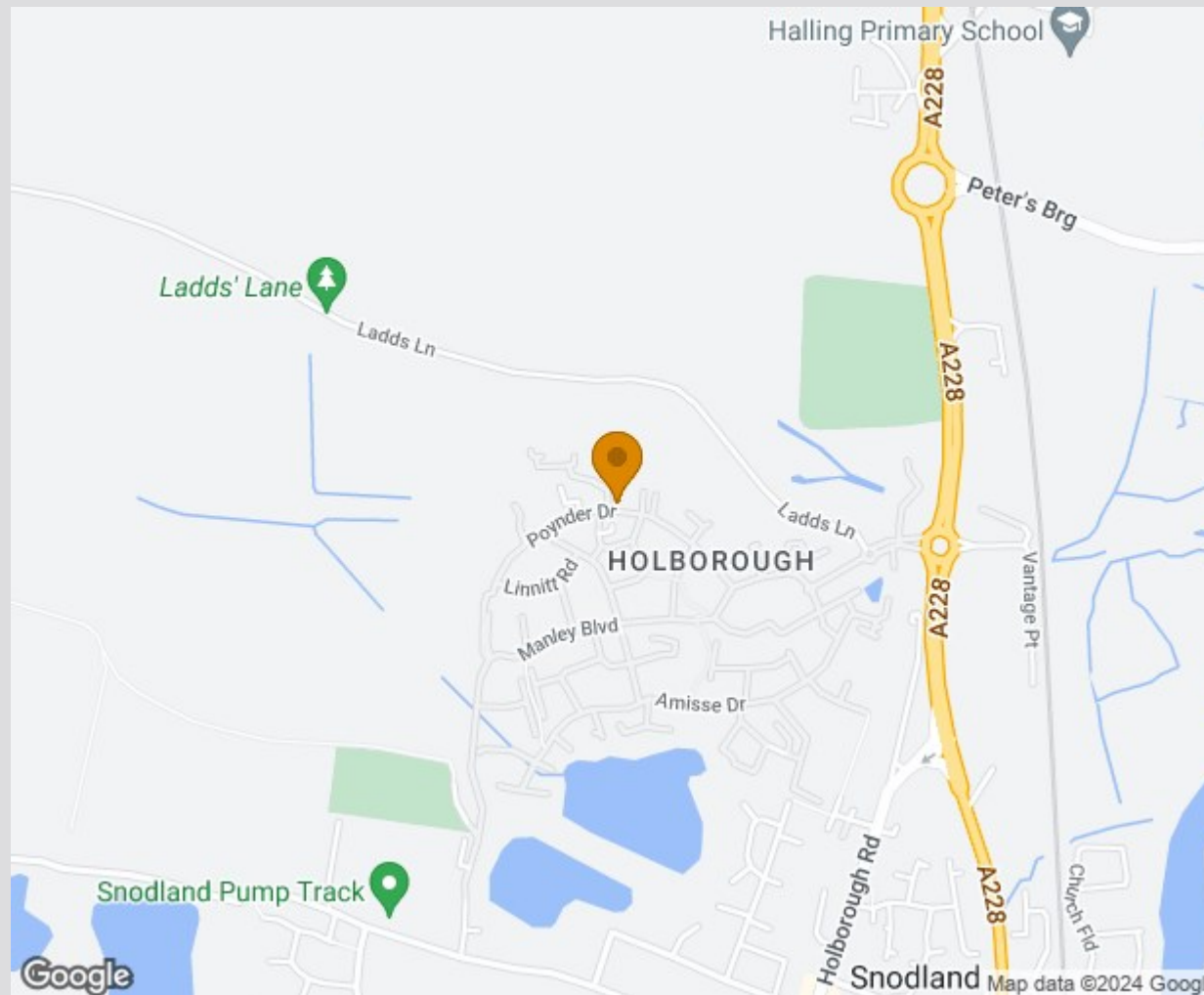
Situated in the ever popular Holborough Lakes development with easy access to A roads leading to either the M2 and M20 and a train station in neighbouring Snodland, this lakeside development is an oasis set in it's own landscaped grounds. A 'ho through' estate that is served by an onsite gym and Village Hall, Infant and Junior school plus a separate day nursery, this area is popular with professionals wanting to commute and when home be in a modern concept living, well tended location. There are also aqua diving and lake swimming facilities and a pleasant Lakeside walk. The Snodland Community Centre and Sports facilities are a short walk away, with nearby footpaths to the North Downs and Pilgrim's Way.

ADDITIONAL INFORMATION

Leasehold
Council Tax Band B
EPC Rating C
Lease Length - 107 Years Remaining
Ground Rent + Service Charge - £129.91 p/m

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



TO VIEW CONTACT: 01622 94 22 22 allington@khp.me

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