



**Flat 2, Berry Court 107 Malling Road, Snodland, ME6 5AB**  
**Offers Over £170,000**




## LONG LEASE STUNNING 1 BEDROOM APARTMENT

Situated through a secure side entrance this apartment in Snodland is simply beautiful. Lovingly decorated and very chic the flat has a spacious feel and benefits from a private outside area.

Upon entrance to the property via a private door the kitchen is to the right overlooking the private garden and to the left is a spacious lounge leading down the corridor to the bathroom and then finally the bedroom with double aspect windows.

The apartment benefits from a private parking space to the rear and double glazing throughout as well as large built in wardrobes in the bedroom and fitted blinds. Crucially this apartment benefits from low service payments with a long lease and so it gives a perfect opportunity for first time buyers to buy a beautiful first home. The apartment is within close proximity to West Malling.

- Long Lease
- Low Cost Heating
- Low Service Charges
- Beautifully Decorated
- Lovely Private Garden
- Close Proximity to West Malling
- Private Parking
- Council Tax Band A
- EPC Rating F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	36	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





### LOCAL AREA INFORMATION FOR SNODLAND

The village centre is just a few minute's walk and provides a good selection of shops, supermarkets and amenities.

The property is conveniently located for easy access to both the M2 & M20. Snodland Station is within walking distance and offers a direct service to London which takes approximately 45 minutes. There is also a good bus service in the area.

You are a short distance from the beautiful Leybourne Lake Country Park which boasts great outdoor activities and is perfect for peaceful countryside walks for all of the family. You also have St Andrew's Lakes close by offering a man made beach and selection of activities.

There are several picturesque villages within short journey times. Whilst Rochester is just across the river, with its host of pubs, restaurants and entertainment as well as the historic Castle and Cathedral.

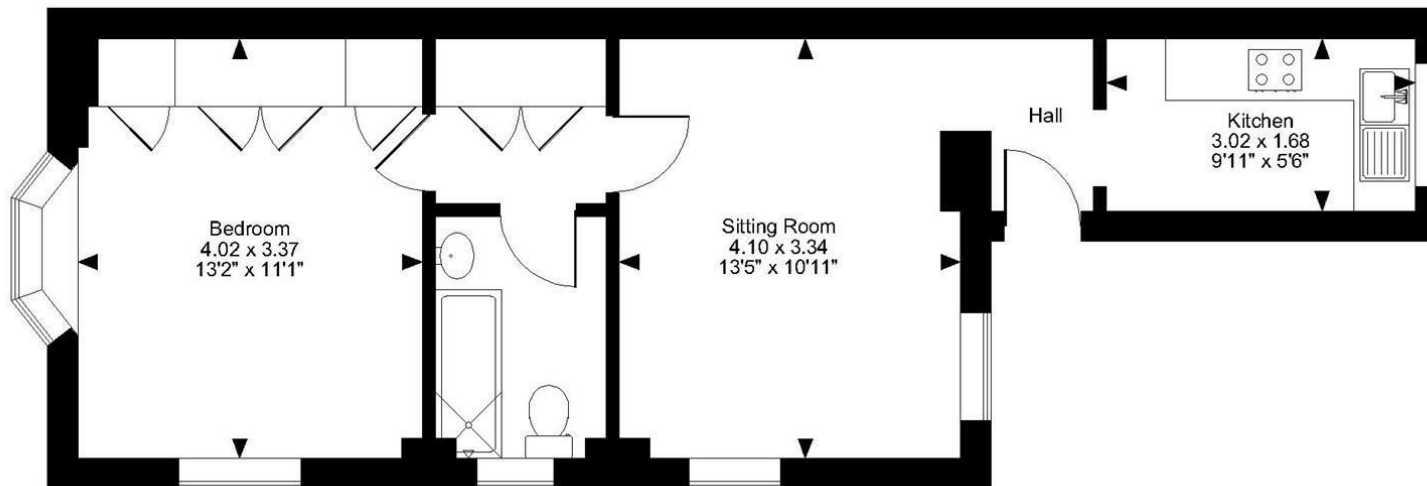
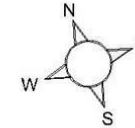
For education there is a comprehensive range of primary, grammar and private educational opportunities (including Snodland CofE Primary School, St Katherine's School & The Holmesdale School). For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

### ADDITIONAL INFORMATION

- Ground Floor Apartment
- Private Garden
- EPC Rating F
- Tonbridge and Malling Council A
- Private Parking



**Berry Court, Malling Road, Snodland**  
Approximate Gross Internal Area  
461 Sq Ft/43 Sq M



**Ground Floor**

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The position & size of doors, windows, appliances and other features are approximate only.  
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