



 2
Bedrooms

 2
Bathrooms




Welcome to Walters Close. Upon arrival you have the luxury of your own 2 designated parking bays, step on into the foyer where you have the choice of the lift or stairs to take you up to the first floor. Stepping into the apartment's spacious hallway you will immediately be drawn to the modern decor that the current vendors have tastefully chosen and the light spacious rooms. The large bright open plan living area offers the perfect entertaining space with a balcony overlooking the lake an outlook that you will never tire of. The kitchen is finished to a high standard with all the usual built in appliances. The principle suite consists of a large double bedroom with floor to ceiling windows and en-suite shower room, the second bedroom again offers the views you have come to expect with a door leading out to the balcony and there is also a large family bathroom with sleek modern fittings. To the outside you have 2 allocated parking spaces and plenty of visitor bays for guests.

Holborough Lakes is an award winning thriving community on the edge of the Kent Downs with countryside walks on your doorstep and set amongst attractive landscaping with its own beautiful 8 acre freshwater lake with its own water sports and diving academy. The development has its own 'Good' ofsted rated primary school, a Creche, Village Hall and M&S Simply Food as well as being in the catchment area for a wide range of highly rated secondary schools all easily accessible with the transport links. For the more active there is an onsite resident gym, free to use to owners (subject to induction).

Being very well located for both the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station, which benefits from High Speed Commuter trains to St Pancras inside 45 minutes (via Ebbsfleet and Stratford International). For those who like shopping, Bluewater is just over 20 minutes via car, whilst the historic towns of Rochester and Maidstone can be reached in around 15 minutes by car, both providing the services you would expect from significant towns.



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

Address: 2 Walters Close, ME6



