



14 Poynder Drive  
Holborough Lakes, Snodland  
ME6 5SF

Guide Price £230,000 to £250,000



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Snodland  
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Description

The prestigious Holborough Lake Development was built by Berkely Homes, renowned national builder 18 years ago. This charming colonial inspired development is delightful with a real sense of tranquility pervading. The lake is the central focus with an abundance of wildlife, with cycle paths dissecting all residential areas. This ground floor apartment is beautifully presented and offers light and airy living space. The accommodation has well proportioned rooms and we would highly recommend an early viewing. Agents Note: There are 106 years remaining on the lease, £200 ground rent and £1,651.80 service charge, both of which are paid annually, can be paid monthly. It is considered that this property would achieve £1200 as a monthly rental.

Location

This is a purpose built development set on the outskirts of a small Kent village. The development is currently built in a colonial style with timber cladding by Berkeley Homes. The site includes many amenities such as a gymnasium, central village green, village hall, crèche, and a woodland walkway to the lakes, along with four dedicated play areas. Valley Invicta Primary School is approximately an 8 minute walk from Poynder Drive and is rated Good by Ofsted, catering from ages 4 through to 11. Snodland Railway Station is approximately 1.4 miles away, or alternatively you can drive 10 minutes to West Malling Railway Station and catch a train directly to London in just under an hour. Snodland Community Centre is nearby which provide lots of different events and clubs to join.

Council Tax Band  
C

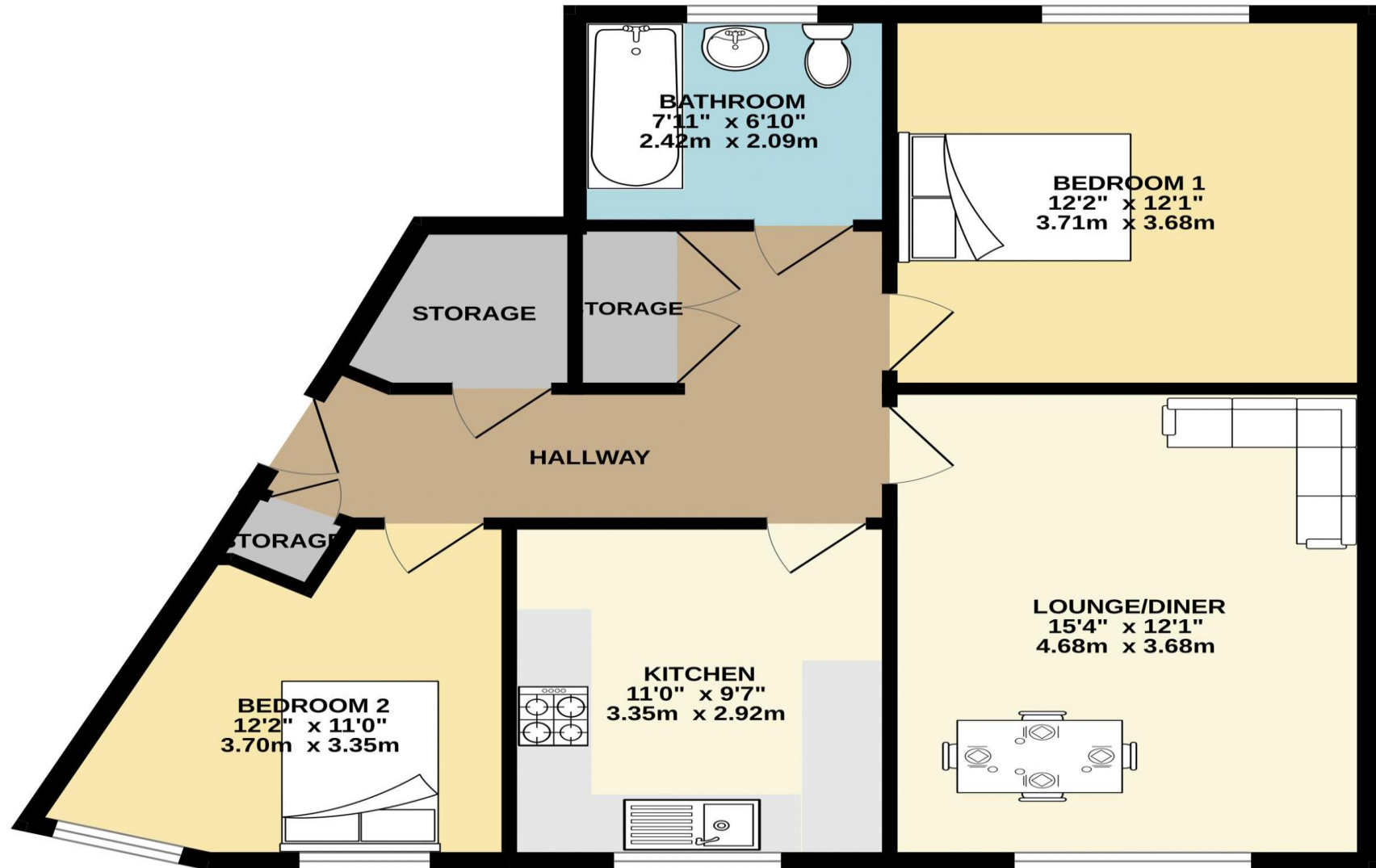
VIEWINGS STRICTLY BY  
APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**GROUND FLOOR**  
750 sq.ft. (69.7 sq.m.) approx.



**TOTAL FLOOR AREA : 750sq.ft. (69.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ON GROUND THE FLOOR

Communal entrance hall, entrance security phone, post boxes.

### APARTMENT 14

Electric radiators throughout the apartment, which works in conjunction with an air circulation system.

### ENTRANCE HALL

Three built-in storage cupboards, the first housing the fuse box, the second being very generous in size and the third opened by double doors houses the pressurised water cylinder with emersion heater and the heat recovery ventilator.

### LIVING ROOM 15' 9" x 12' 4" (4.80m x 3.76m)

Spacious, light and airy room, window with fitted wooden blinds affording a pretty green outlook.

### KITCHEN 11' 0" x 9' 7" (3.35m x 2.92m)

Shaker style kitchen with wood grain finish door and drawer fronts with stainless steel fittings set off by LED skirting lighting, complimented by black granite effect working surfaces. A range of high and low level cupboards, integrated oven with four burner electric hob and extractor hood above, stainless steel sink with mixer tap and drainer, window above with a pleasant outlook, partly tiled walls, vinyl flooring, space for fridge freezer and washing machine.

### BEDROOM 1 12' 2" x 12' 1" (3.71m x 3.68m)

A bright spacious bedroom with window that allows light to bathe the room with natural light, fitted wooden blinds.

### BEDROOM 2 13' 3" x 10' 10" (4.04m x 3.30m)

Dual aspect windows with fitted wooden blinds.

### BATHROOM

White suite with low level WC, wash hand basin with chrome mixer tap, panelled bath with shower over, vinyl flooring, chromium plated heated towel rail, partly tiled walls, shaver point and window with fitted blind.

### OUTSIDE

As you enter the Holborough Lakes development there is an imposing water feature and Providence House, the development has multiple facilities available for residents to use, including a gym and a nursery. There is an abundance of pretty greenery and mature trees, not to mention the beautiful Holborough Lakes, which are walking distance. The Apartment is on the ground floor and comes with 1 allocated parking space and visitor spaces available.

### Directions

From Maidstone leave via the M20 heading in a northerly direction towards London. Exiting Junction 4, following signs to Snodland. At the roundabout take the 2nd exit, continuing along the dual carriageway, at the next roundabout take the 1st exit onto Manley Blvd. At the roundabout take the 2nd exit and stay on Manley Blvd, take the 3rd right into Poynder Drive and then the first right turning, the property will be found on the left hand side.



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