



Hambrook Road

Snodland ME6 5SQ

£225,000



COUNTRY HOMES

Snodland ME6 5SQ

IDEAL FOR FIRST TIME BUYERS | COACH HOUSE WITH GARAGE | POPULAR LOCATION

Nestled in the charming area of Holborough Lakes, this delightful one-bedroom coach house on Hambrook Road offers a perfect blend of modern living and convenience. Built in 2013, the property boasts a contemporary design and is well-maintained, making it an ideal choice for first-time buyers or those seeking a low-maintenance home.

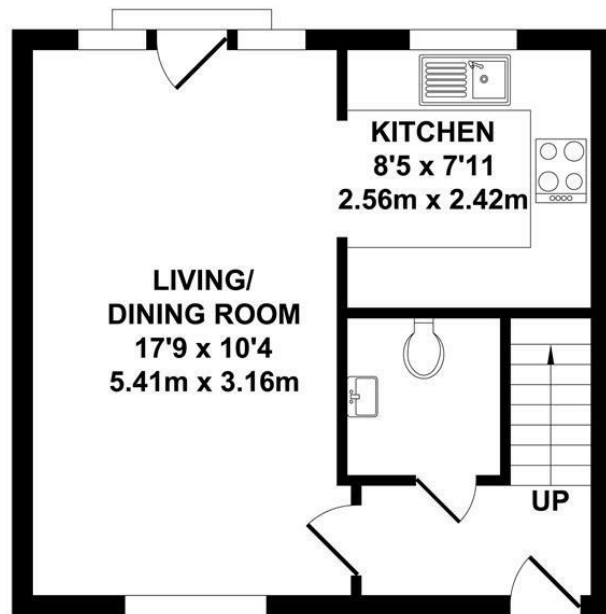
Spanning an impressive 689 square feet, the accommodation comprises a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The well-appointed bedroom offers a comfortable retreat, while the bathroom is fitted with modern fixtures, ensuring both style and functionality.

One of the standout features of this property is the single garage, providing ample storage space or secure parking for your vehicle. The location is particularly appealing, situated in a popular area that benefits from local amenities and excellent transport links, making it easy to explore the surrounding regions.

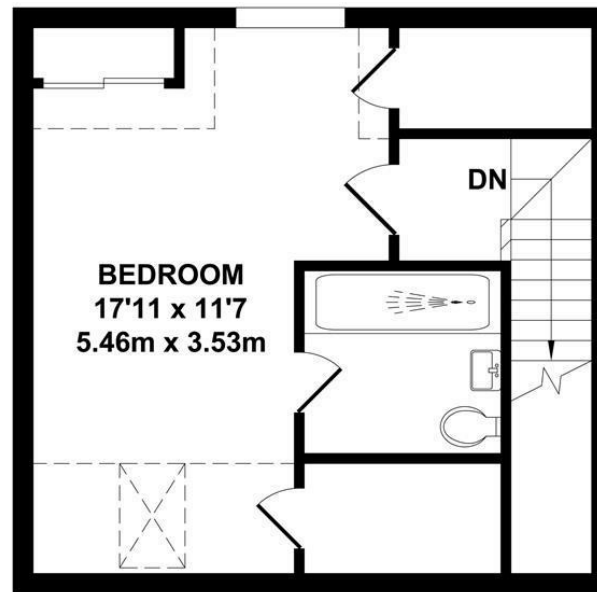
This coach house presents a unique opportunity to own a modern home in a sought-after location. With its attractive features and practical layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

- Spacious Coach House
- Single Garage
- Large Bedroom with Ensuite
- Popular Development
- Walking Distance to Vally Invicta Holoborough Lakes Primary School
- Ideal for First Time Buyers
- Viewing Highly Encouraged

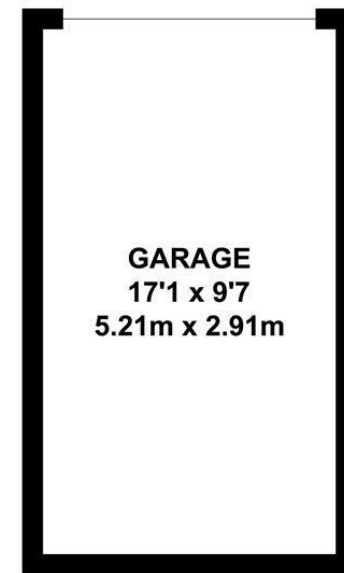




GROUND FLOOR
APPROX. FLOOR AREA
323 SQ.FT.
(29.97 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
323 SQ.FT.
(29.97 SQ.M.)

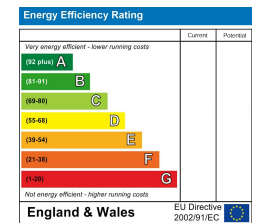


OUTBUILDING
APPROX. FLOOR AREA
163 SQ.FT.
(15.16 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.10 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location Map

Tenure: Leasehold

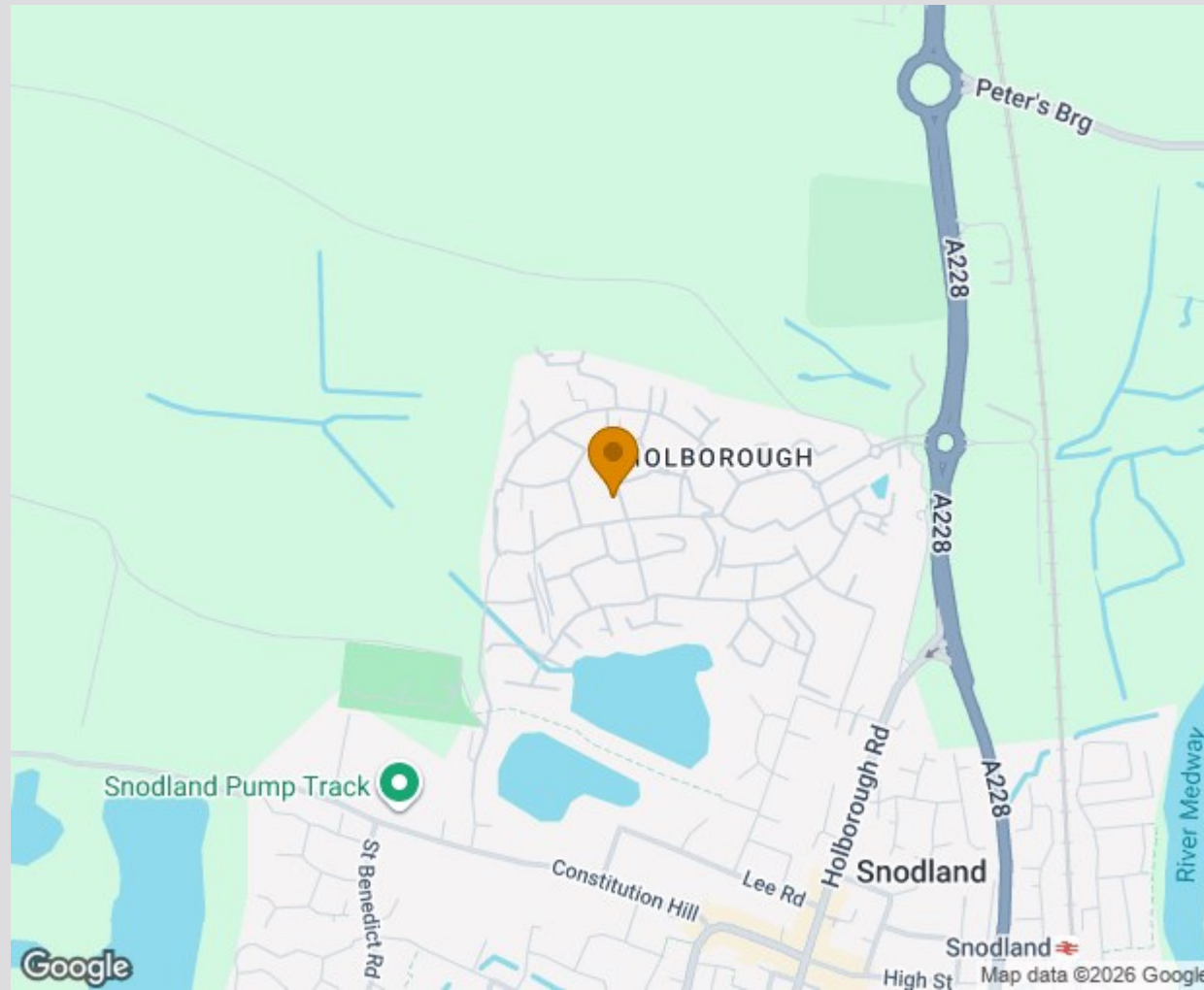
Council tax band: C

AML WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Service Charge

Service Charge: £1,255 p/a Reviewed every 12 months
Ground Rent £250 p/a



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me

www.khp.me



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