



Amissse Drive, Snodland, ME6 5GN
£116,000



OFFERED THROUGH 40% SHARED OWNERSHIP: CHAIN FREE

Located in Amisse Drive, Snodland, this exquisite first-floor terraced coach house presents an exceptional opportunity for those seeking a modern and convenient lifestyle. Spanning an impressive 691 square feet, the property boasts two generously sized bedrooms, perfect for relaxation or accommodating guests. The contemporary bathroom is designed with style and functionality in mind, ensuring a comfortable experience for all residents.

The heart of the home features a spacious open-plan lounge and dining area, ideal for entertaining or enjoying quiet evenings in. The separate kitchen is well-equipped, providing a practical space for culinary pursuits. This coach house is not only aesthetically pleasing but also ready for immediate occupancy, making it an attractive option for buyers looking to move without delay.

Residents will appreciate the added convenience of a garage, providing secure parking and additional storage. The development itself is a true gem, offering an on-site gym just a stone's throw away, as well as picturesque walks around the nearby lake and trim trail, perfect for those who enjoy the outdoors.

Living in the sought-after area of Holborough Lakes, this property combines modern living with a vibrant community atmosphere. Whether you are a first-time buyer, a small family, or looking to downsize, this coach house is a remarkable find that truly has it all. Don't miss the chance to make this delightful home your own.

- CHAIN FREE - 40% SHARED OWNERSHIP
- Sought After Holborough Lakes Development
- Beautiful Terraced Coach House
- 2 Great Size Bedrooms
- High Specification Throughout
- Stunning Bathroom Suite
- Ample Storage And Additional Storage Cupboard
- Convenient Garage
- Fabulous Country Walks And Local Amenities Within Reach
- EPC Rating C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR HOLBOROUGH LAKES

Holborough Lakes development provides a new approach to modern living. Set by a series of tranquil freshwater lakes, its homes are surrounded by professionally maintained grounds with mature trees that are framed by the rolling North Downs.

Facilities at the development include a residents' only gym, Mark & Spencer express store, community centre, Nursery School and Valley Invicta Primary School.

Holborough Lakes has excellent transport links, located just minutes from the M20, M2, and M25 and Snodland station offers high-speed rail line with services to Stratford in 33 minutes and London St Pancras in 41 minutes.



For more information on the range of local education opportunities please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Coach House
Council Tax Band C
EPC Rating C
UPVC Double Glazing
Garage To Rear
£509 Monthly Rental
£154 Service Charge per Month



First Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

