



1  
Bedroom



1  
Bathroom



A chance to buy a beautiful 1 bedroom top floor apartment with walk-in wardrobe plus attic space, this could be your solution to all your storage needs! Offering beautiful views of the Downs in a peaceful and tranquil location & within walking distance of the ever popular Valley Invicta Primary School, train station and local shops, as well as Lake walks on your doorstep, this could be the ideal location for many.

Park your car at ease in your own designated space and come on in. Tucked away in a quiet corner of Holborough Lakes this spacious apartment benefits a good sized bedroom and a modern fitted kitchen located just off the large living area which makes a perfect space for entertaining family and friends. Off the hallway you will find the family bathroom complete with a shower over the bath. Externally, there are communal gardens and a play area for children.

As you drive past the water feature and continue along the tree-lined boulevard, you will be immediately impressed by the Developer's vision for modern living. The development benefits from vast landscaped areas including waterside paths, mature trees and lakes all with the backdrop of the North Downs. For the active out there, there is an on-site gym and activity trail.

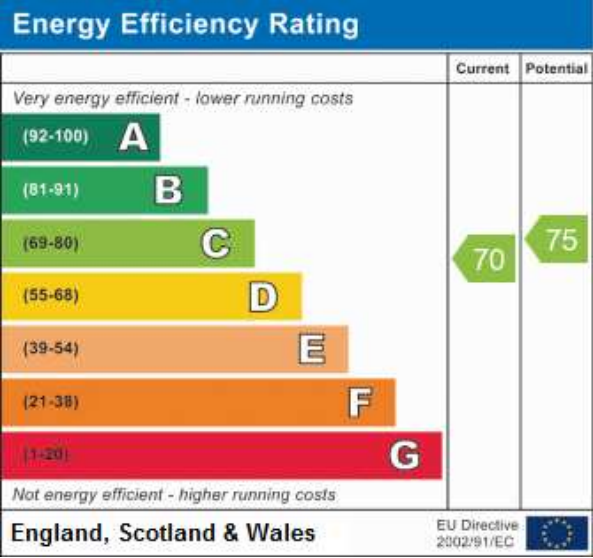
Being very well located for both the M20 and M2 for easy access to the M25 and with rail connections provided at Snodland, with its fast service into London, this is an ideal location for commuters. For those who enjoy shopping, Bluewater is just 20 minutes away by car, whilst the historic towns of Rochester and Maidstone can be reached in around 15 minutes, both providing the services you would expect from significant cultural centres.

**Lease Length: 109 Years**

**Service Charge Approx: £1,400 pa**

**Grout Rent: £250 pa**

**Council Tax Band: B**





### Third Floor

Floor area 56.0 sq. m. (603 sq. ft.) approx

Total floor area 56.0 sq. m. (603 sq. ft.) approx

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