



A stylish apartment in the Holborough Lakes development

Lambe Close, Snodland, Kent, ME6

£950 pcm plus fees apply, Unfurnished
Available from 01.11.2019

savills

Stylish and modern penthouse • Use of the residents gym
• Creche and school • Allocated parking space • Excellent transport links

About this property

Forming part of the popular Holborough Lakes, providing the opportunity for a change of pace, this stylish and modern apartment benefits from the amenities of this contemporary development.

Located on the first floor, the entrance hall into the apartment leads through to the light and bright living room which benefits from sliding doors leading to the balcony.

The open plan kitchen is fitted with a range of high gloss upper and lower cupboards proving ample storage, and a selection of integrated appliances.

Across the hall are 2 well proportioned double bedrooms, 1 of which benefits from a Juliet balcony and en suite shower room.

The internal accommodation is completed by a well appointed family bathroom, and multiple storage cupboards in the hallway.

Externally this property further benefits from the amenities that Holoborough Lakes has to offer, as well as an allocated parking space.

Furnishing

Unfurnished

Local Authority

Tonbridge and Malling Borough Council

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.





Local Information

Holborough Lakes provides the perfect counterpoint to busy modern living. A chance to slow down a little, to enjoy a lifestyle that's easier paced and less pressured, with time to reflect and make the most of the better things in life.

Relax and enjoy the superb surroundings, stroll along the lakeside and discover the abundance of wildlife that has made this beautiful landscape its home.

The needs of younger residents have also been carefully considered. The Holborough Day Nursery provides flexible day care for children from 3 months to 5 years and a planned new school for boys and girls aged 4 to 11.

Holborough Lakes has much to offer both on and off the water with a range of on site activities and facilities to be enjoyed by residents of all ages.

Sitting between the M2 and the M20, Holborough Lakes is the ideal location from which to travel. The A228 makes access to the motorway network easy, and with the M25 only 15 minutes away, driving to Central London takes around an hour. A drive to Ebbsfleet provides a fast rail link to St Pancras international.



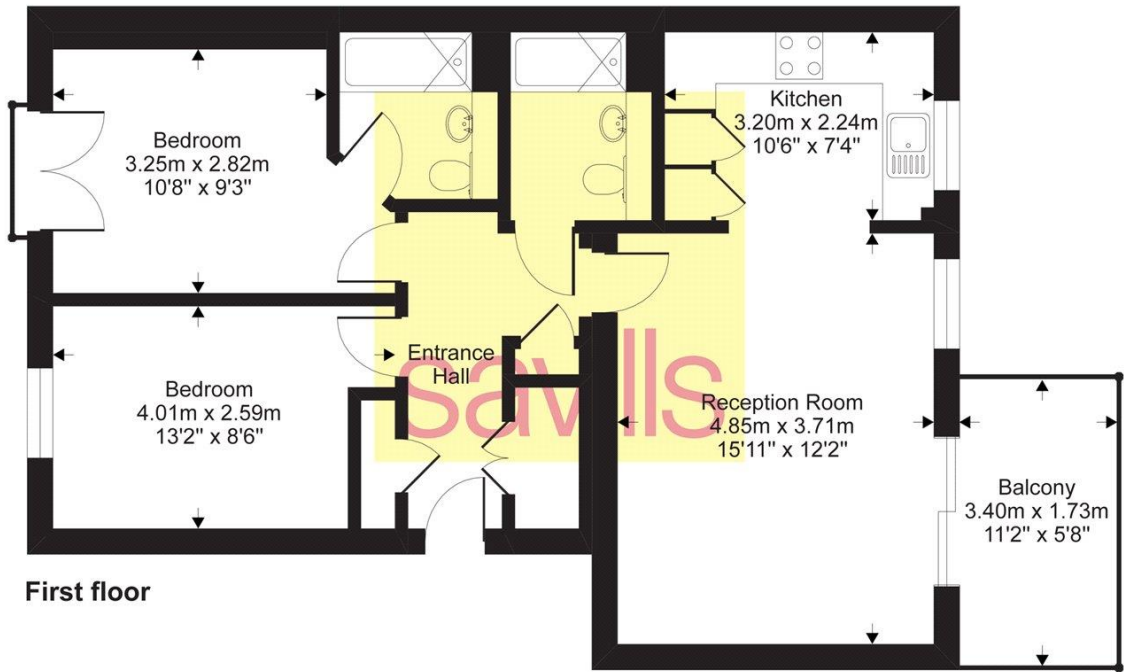
Lambe Close, Snodland, Kent, ME6
Gross Internal Area 719 sq ft, 66.8 m²

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Danielle Hardy
Sevenoaks Lettings
+44 (0) 1732 789 760
danielle.hardy@savills.com

Lambe Close, ME6

Gross internal floor area (approx):
66.8 sq m / 719 sq ft
For Identification only - Not to scale
Niche Communications



First floor

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

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*There are different rules and fees for different tenancy types. For details of our fees and charges go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
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