



Primrose Close

Holborough Lakes ME6 5FP

Offers Over £425,000



COUNTRY HOMES

Holborough Lakes ME6 5FP

Presenting this immaculate 3 bedroom semi-detached house located in the popular Holborough Lakes development, this exquisite home offers a perfect blend of modern living and comfort. Built in 2015, this new build property is presented in immaculate condition, making it an ideal choice for families or professionals seeking a stylish home.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy. The two bathrooms ensure convenience for all occupants, making morning routines a breeze. The heart of the home features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The generous living areas are designed to maximise light and space, creating a warm and inviting atmosphere.

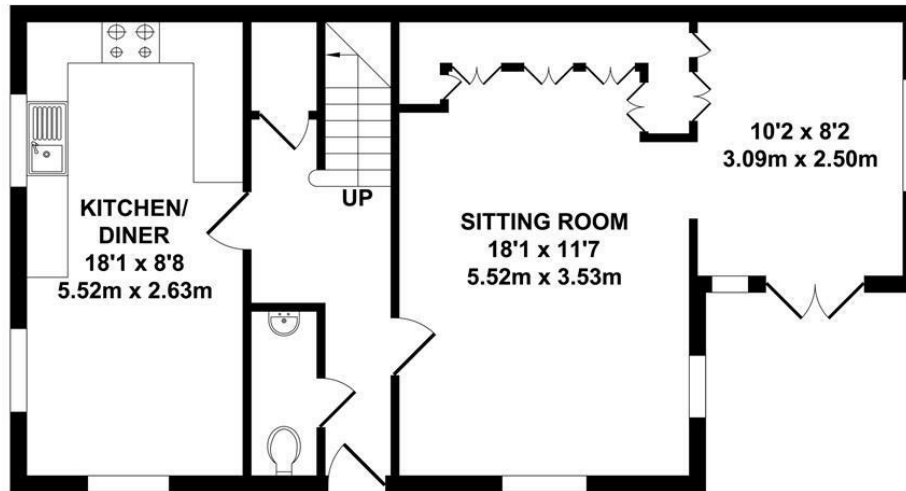
Outside, the property benefits from dedicated parking for two vehicles, a valuable asset in today's busy world. The surrounding area of Holborough Lakes offers a delightful community feel, close to North Downs, country walks and the lake which is offering scuba diving, swimming and other activities, with local amenities and transport links within easy reach, ensuring that you are well-connected to nearby towns and cities.

This semi-detached house is not just a property; it is a place where memories can be made. With its modern features and immaculate presentation, it is ready for you to move in and start your new chapter. Don't miss the opportunity to make this stunning house your home.

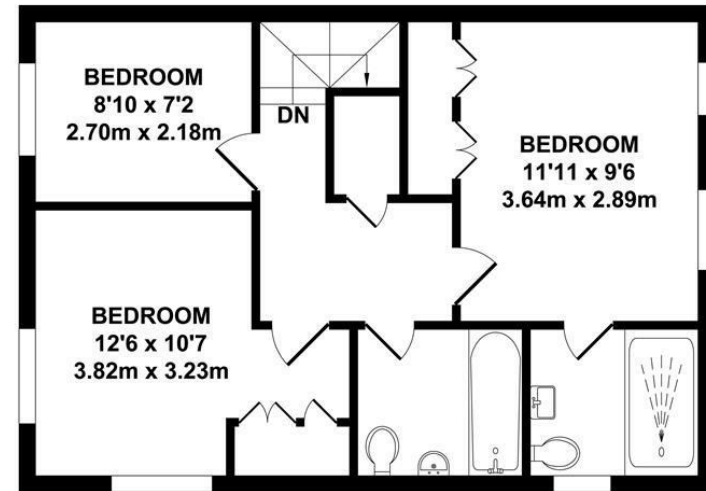
To book your viewing please give our West Malling Office a call on 01732871111.

- 3 Bedrooms
- 2 Reception Rooms
- Immaculate Condition
- Parking for two Vehicles
- Valley Invicta Primary School at Holbrough Lakes
- Close to transport links to London
- Newly fitted carpet throughout
- Recently re-decorated
- Fitted Shutters
- Viewing Encouraged





GROUND FLOOR
APPROX. FLOOR AREA
565 SQ.FT.
(52.53 SQ.M.)

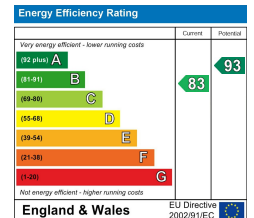


FIRST FLOOR
APPROX. FLOOR AREA
479 SQ.FT.
(44.49 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.02 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

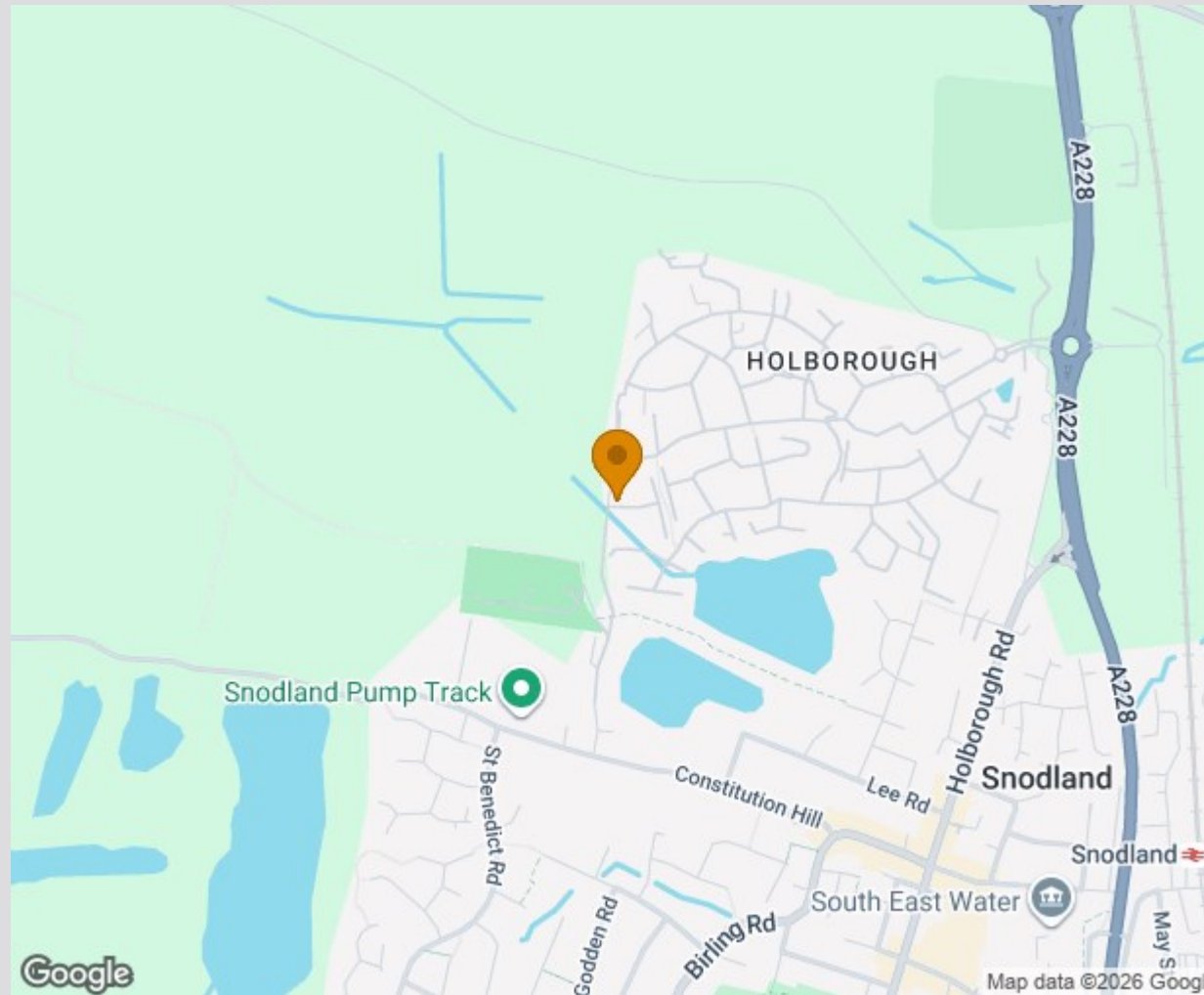
Tenure: Freehold

Council tax band: D

Service Charge
Service Charge of £550 p/a by RMG Living which also includes onsite gym membership
Reviewed every 12 months

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.



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

www.khp.me



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