



 **3**
Bedrooms

 **2**
Bathrooms



3 Double Bedroomed luxury apartment, within Berkley Homes exclusive Waterview collection of homes, which offers more square footage than a lot of 3 bedroom houses in the area. Upon arrival you will be welcomed into the foyer where you have the choice of the lift or stairs to take you up to the 3rd floor. Stepping into the apartment's spacious hallway you will immediately be drawn to the panoramic views from every room, the large bright open plan living area offers the perfect entertaining space with a balcony overlooking the lake, and an additional window and juliet balcony offering beautiful views of the Kent Downs, an outlook that you will never tire of. The kitchen is finished to a high standard with all the usual built in appliances, there is a utility cupboard in the hall which houses your washing machine with space for a dryer etc. The principle suite consists of a large double aspect bedroom with juliet balcony, dressing area and en-suite shower room, the second bedroom again offers the views you have come to expect from the floor to ceiling windows. The third bedroom is also a double, and there is also a large family bathroom with sleek modern fittings. To the outside you have 2 allocated parking spaces and plenty of visitor bays for guests.


What the seller says 'I moved to Holborough lakes 3 years ago, and I really loved living here. The neighbours are great, and it has a community feel when you walk about the development. My flat itself is really spacious and bright and I just love the surrounding views from my flat.

What the agent says 'As a local agent I have sold a great deal of properties on Holborough Lakes, but this apartment is quite unique to the rest as all the rooms are focussed around the panoramic views which are simply stunning in every season. From the lake to the the North Downs and the surrounding landscaped areas outside of the apartment the outlook does not disappoint. I am incredibly excited to be marketing this property and I can't wait to show people around'.

Holborough Lakes is an award winning thriving community on the edge of the Kent Downs with countryside walks on your doorstep and set amongst attractive landscaping with its own beautiful 8 acre freshwater lake with its own water sports and diving academy. The development has its own 'Good' Ofsted rated primary school, a Creche, Village Hall and M&S Simply Food as well as being in the catchment area for a wide range of highly rated secondary schools all easily accessible with the transport links. For the more active there is an onsite resident gym, free to use to owners (subject to induction).

Being very well located for both the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station, which benefits from High Speed Commuter trains to St Pancras inside 45 minutes (via Ebbsfleet and Stratford International). For those who like shopping, Bluewater is just over 20 minutes via car, whilst the historic towns of Rochester and Maidstone can be reached in around 15 minutes by car, both providing the services you would expect from significant towns.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Address: 2 Walters Close, ME6



Holborough Lakes,

Dimensions

Living/Dining Room	17' 5" x 11' 1"	5.31m x 3.33m
Kitchen	8' 5" x 14' 0"	2.57m x 4.27m
Master Bedroom	13' 2" x 18' 2"	4.01m x 5.53m
Bedroom 2	14' 3" x 9' 9"	4.33m x 2.96m
Bedroom 3	11' 11" x 7' 11"	3.63m x 2.41m
Balcony	4' 9" x 10' 6"	1.44m x 3.19m
Total Area	1,023.2 sq.ft	95.06 sq.m

Key

C	Cupboard
W	Wardrobe