

# Bluebell

ESTATES



71, Holborough Road, Snodland, ME6 5PA

£1,350 PCM



## About this property.....

Available Mid January.

This unfurnished, two bedroom end of terrace home is situated close to the centre of Snodland and just an 850m walk to the train station with journey times of 45 minutes to London St Pancras. The property boasts two reception rooms and a fitted kitchen on the ground floor with two bedrooms and a separate modern bathroom on the first floor. There is a private rear garden, gas central heating and double glazing.

Unfortunately, the landlord will not consider tenants with pets or those who smoke.

For more information or to arrange a viewing please give us a call.

## Situation.....

Located on the picturesque River Medway, Snodland is a small town in Kent that offers an excellent blend of outdoor activities and modern amenities. Sports enthusiasts can easily access the 250-acre Leybourne Lakes Country Park, which is home to various water sports like scuba diving, windsurfing, and kayaking. The town also offers a network of public footpaths through neighbouring farmland and woodland, ideal for land-based activities. Snodland has several independent stores, primary and secondary schools, and great road connections to junction 4 of the M20 and junction 2 of the M2 motorways. Its train station provides easy access to London, with journey times of around 45 minutes, and Ebbsfleet International is just 18 minutes (13 miles) away by car, with trains to London St. Pancras in a mere 19 minutes.













## Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT  
MINIMUM INCOME REQUIRED = £40,500 PA  
TENANTS WITH PETS = NOT ACCEPTABLE  
TENANTS WHO SMOKE = NOT ACCEPTABLE  
HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.

71, Holborough Road, Snodland, ME6 5PA

# Floor Plans to Follow

**Agents Notes**

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



[bluebell-estates.co.uk](http://bluebell-estates.co.uk)



