



52, Amisse Drive, Holborough Lakes, Snodland, ME6 5GN  
£1,850 PCM

## About this property.....

Your early viewing is recommended for this three bedroom semi detached house in the sought after Holborough Lakes development.

This property is available at the beginning of May and comprises a kitchen with integrated appliances, a lounge with French doors onto the garden and a cloakroom on the ground floor. To the first floor there is a master bedroom with en-suite and a balcony, two further bedrooms and a family bathroom. There is also the benefit of a car port and driveway at the side of the property.

Unfortunately, the landlord will not consider tenants who smoke. For more information or to arrange a viewing please give us a call.

## Situation.....

Holborough Lakes is a purpose-built lakeside development between Snodland and Halling. The community boasts facilities such as a residents gym, creche, community centre, primary school (rated Good in all areas by Ofsted in 2018) and even a water sports and dive centre. Transport links are excellent being around 4 miles from the M2 motorway and 3 miles from the M20 motorway. London commuters can drive 20 minutes (12.5 miles) to Ebbsfleet International with high-speed trains whizzing you to London St Pancras in as little as 17 minutes, or for a car free journey you can walk just under a mile to Snodland station that also boasts high speed trains to St Pancras from 45 minutes.









## Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £55,500 pa

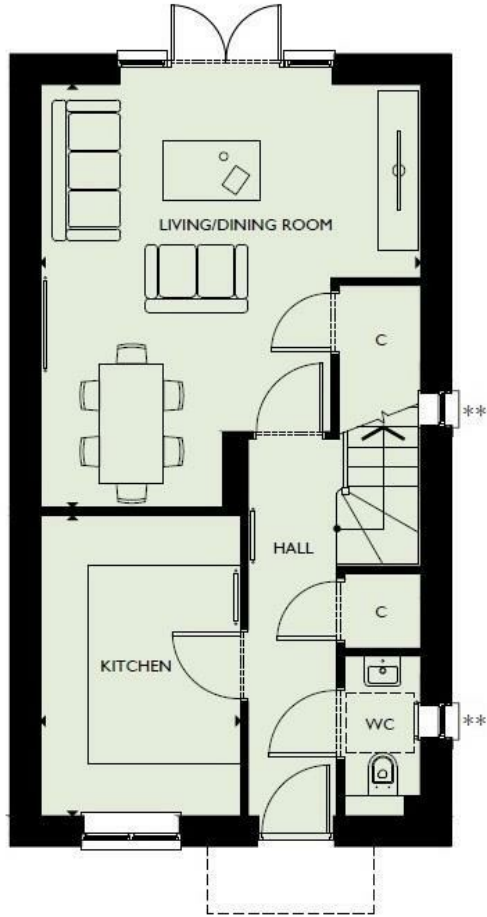
TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

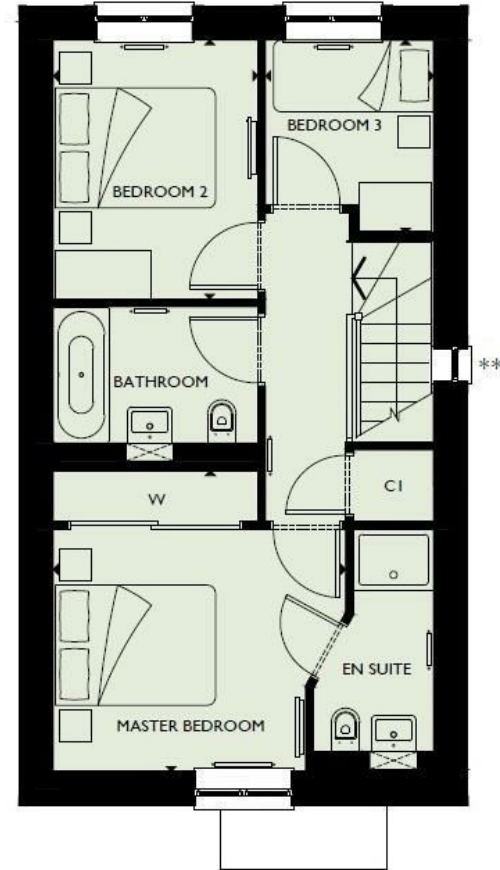
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) 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.

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GROUND FLOOR



FIRST FLOOR

Floor plans shown for The Herrington (Type B) are for approximate measurements only. All dimensions indicated are maximum measurements. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

## 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.



