

# Bluebell

ESTATES



Flat 16, Warnett Court, Willowside, Snodland, ME6 5QS  
£160,000 - £170,000

## About this property.....

This well-maintained ground floor maisonette offers an ideal opportunity for a first-time buyer or investor. Tucked away in a quiet cul-de-sac, the property is ready to move straight into and features a modern fitted kitchen with integrated oven, hob and a washing machine to remain. The kitchen flows into an open-plan lounge/dining area, creating a bright and social living space.

The property continues with a good-sized bedroom, a well-presented shower room, and useful built-in storage cupboards. Externally, the home benefits from a well-kept communal garden and an allocated parking space.

Located just ½ mile from the station, the home offers excellent commuter links, with London reachable in approximately 43 minutes.

## 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 from 43 minutes, and Ebbsfleet International is just 18 minutes (13 miles) away by car, with trains to London St. Pancras in a mere 19 minutes.









## What The Owner Says

For the past seven years I've been lucky enough to call this maisonette my home. When I first viewed the property I was immediately struck by the bright and spacious feel and knew I wanted to live here. It has been a brilliant first home that I will be sad to leave.

Situated away from the road, it feels private and secure. The communal garden stretches from the front and round the side. Due to the unique positioning of the property I've been able to utilise the communal garden and make it an extension of my property. I've installed a clothesline, and in the summer months I have a table and chairs out the front to enjoy a glass of wine at the end of the day.

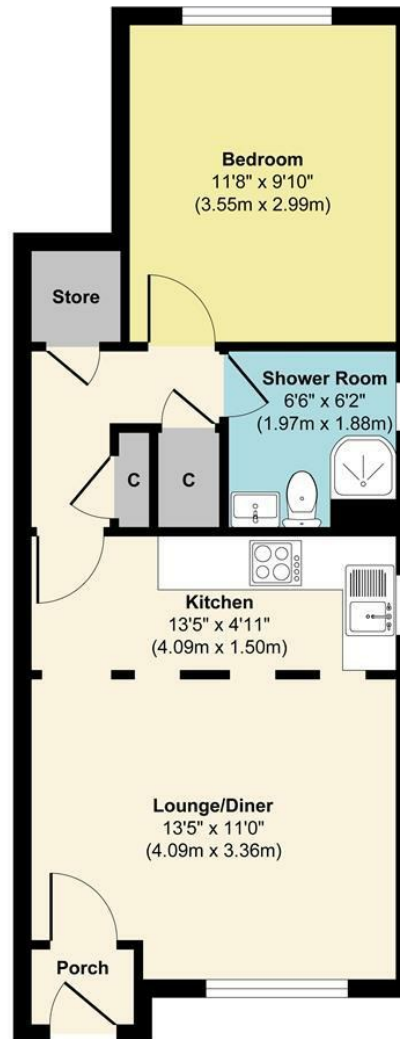
Snodland is a lovely village to live in, shops, cafes, barbers and lovely walks all accessible by foot. I quickly became a local here and am not looking to move far. We have a Warnett Court WhatsApp group which is really useful.

I hope whoever lives here will be as happy as I have been. It is a brilliant space for me, perfect for entertaining as well as being a sanctuary after a long day at work.

- Remainder of a 125 year lease from 1990 so approximately 88 years remaining
- Service charge = £1400 per year
- Ground Rent = £90 per year - Estates & Management Charge

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## 16 Warnett Court



Floor Plan

**Approx. Gross Internal Floor Area 446 sq. ft / 41.48 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### 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.



