



TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.55 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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**Baddlesmere Drive**  
Kings Hill ME19 4SF  
Guide Price £300,000

Tenure: Leasehold

Council tax band: D



\*\* GUIDE PRICE 300,00-325,000 \*\*

\*\* CHAIN FREE \*\*

A modern and spacious two bedroom apartment situated in the Phase 3 Countryside development of Kings Hill. This property offers a prime location for commuters, as it offers incredibly easy access to the motorway and is walkable to West Malling train station.

Located on the first floor, the apartment offers a open plan kitchen/diner and lounge set up, with an island for entertaining and integrated appliances (to include dishwasher, fridge/freezer and washing machine). Within the open plan area, you have access to the balcony which also wraps around to bedroom two, allowing you access from bedroom two and the main living area.

In addition to the beautiful open plan living space this apartment offers, we can not overlook the bedrooms - the main bedroom boasts a contemporary ensuite and bedroom two with fitted wardrobes and access to the lovely balcony. Additionally, the property has a main bathroom and fitted storage in the hallway. All round a great buy for a new family, first time buyers or investors.

The property also comes with a car port, bin store and bike shed. Visiting spaces nearby.

- First Floor Apartment
- Modern Interior
- Large Balcony
- Car Port
- Social Open Plan Kitchen/Living Space
- 2 Double Bedrooms
- Bathroom & Ensuite
- 5 Years Builders Warranty remaining



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A		84	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



### ADDITIONAL INFORMATION

Leasehold  
Service charge - £1158 pa  
125 Year lease from 2019  
Ground rent - £295 pa  
Kings Hill Management Charge for 2024 - £440pa  
Built by Countryside in 2019  
Council Tax Band - D  
EPC Rating - B

### LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style concept village" situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

