



79.0 sq. m. (850 sq. ft.) approx
Illustration purposes only and may not be representative of the property.
Kings Hill Properties.



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Milton Lane
Kings Hill ME19 4JJ
Guide Price £275,000

Tenure: Leasehold

Council tax band: D



CHAIN FREE **GUIDE PRICE £275,000 - £285,000**

This well presented two bedroom top floor apartment is situated in the heart of the Kings Hill, just a short distance to Liberty Square amenities, Kings Hills golf club and reputable primary schools.

The accommodation comprises entrance hall, an open plan lounge/dining with a separate modern kitchen area, master bedroom with ensuite shower and fitted wardrobes, bedroom two and a family bathroom.

Externally there is an allocated car port and a southerly facing decked balcony.

- Two Bedroom
- Top Floor Apartment
- Open Plan Living Area
- Modern Fitted Kitchen
- Family Bathroom
- En-Suite To Master
- Decked Balcony
- Allocated Parking
- AVAILABLE EARLY AUGUST
- No Pets

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavour to make our rental particulars as accurate as possible, all interested parties must verify their accuracy themselves.

ADDITIONAL INFORMATION

Leasehold
Kings Hill Management Charge for 2025 - £444pa.
Local Estate Charge - £350 PA
Apartment Service charge - £1100 Bi Annually
999 Year Lease from

