



TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.35 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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01732 522 822
info@khp.me



Admiral Way
ME19 4EQ
Offers Over £399,950

Tenure: Leasehold -
Share of Freehold

Council tax band: D



****SOLD BEFORE GOING MARKET** SSTC BY KINGS HILL PROPERTIES**
****REGISTER YOUR DETAILS FOR SIMILAR PROPERTIES - 01732 522 822******

We are delighted to bring to the market this rarely available first-floor apartment, enjoying lovely views across Kings Hill Golf Course.

Located in a quiet residential area within Phase 1 of Kings Hill, this well-proportioned and thoughtfully laid-out apartment offers excellent accommodation throughout. The property benefits from a share of the freehold, making it particularly attractive to a wide range of buyers.

The accommodation includes a spacious entrance hall with useful storage, a separate kitchen, and a generous living area. The master bedroom features an en-suite shower room, complemented by a further bedroom and a family bathroom.

Externally, the property has two allocated parking spaces and enjoys access to a communal garden overlooking Kings Hill Golf Course, providing a peaceful and attractive setting.

Offering all the features expected of a prestigious apartment in a highly desirable location, early viewing is strongly advised.

Call now to arrange your viewing.

- Lift in the block
- Backs onto Kings Hill Golf course
- Two Park Spaces
- Quiet Phase 1 Location
- Share of Freehold
- 2 Bedrooms
- Bathroom & Ensuite
- Juliet Balcony
- Communal garden
- Viewing highly recommended



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	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.



Additional information

- Council Tax Band D
- Burnhill Kitchen
- Leasehold with Share of Freehold
- £200pcm Service Charge
- 865 years on lease remaining
- Peppercorn ground rent /nil
- Lift in the block
- No pets allowed in lease



Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

