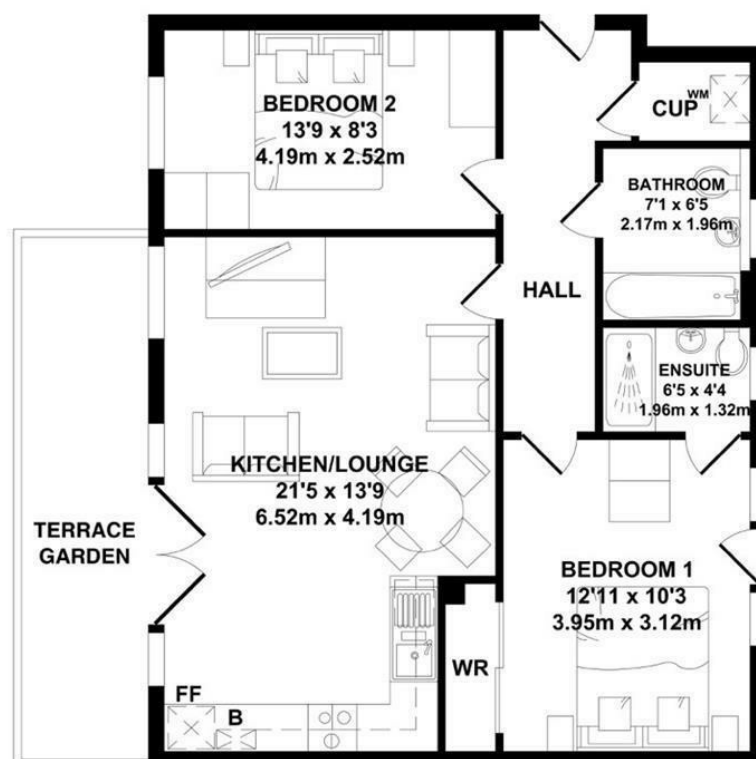




APARTMENT 1, GROUND FLOOR



APPROX. FLOOR AREA
738 SQ. FT.
(68.56 SQ. M)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.56 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 misstatement. 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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Alexander Grove
Kings Hill ME19 4RN
£1,500

Tenure:

Council tax band: D



A High specification GROUND FLOOR, two bedroom apartment with TERRACE GARDEN and two GATED parking spaces located in the heart of Kings Hill, stones throw from the shops and amenities.

The building has a secure entry system to communal entrance hall with post boxes, elevator and stairwell.

Internally the apartment offers hallway, utility cupboard, open plan kitchen/living space with doors to terrace garden, master bedroom with fitted wardrobes and ensuite shower room, second bedroom with wardrobe and a main bathroom.

Externally the property offers gated parking for 2 cars plus visitor parking.

Sorry no pets. Available early September 2025.

- Ground Floor Apartment
- Terrace Garden
- Gated Parking for Two Cars
- Open Plan Kitchen/Living Space
- Fully Integrated Kitchen
- Two Bedrooms
- Two Bathrooms
- Utility Cupboard
- Close Walking Distance to Shops
- Available Now

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			England & Wales		
EU Directive 2002/91/EC			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

- * Underfloor heating via high efficiency condensing boiler
- * Aluminium double glazed windows/balcony doors
- * Video entry system
- * Council Tax Band D
- * Kitchen with integrated hob, electric oven, microwave, fridge/freezer, dishwasher and sink with multi-function hot water tap and waste disposal system

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 endeavor to make our rental particulars as accurate as possible, all interested parties must verify their accuracy themselves.

