



TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.48 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



Carlton Close
Kings Hill ME19 4HS
Offers Over £400,000

Tenure: Freehold

Council tax band: E



A beautifully presented and SPACIOUS two bedroom property located in the heart of Kings Hill just a short walk from Liberty Square shops and amenities. Boasts a GARAGE and court yard garden.

Internally the property comprises entrance hall, cloakroom, kitchen, open plan sitting/dining room with doors to the garden. To the first floor is main bedroom with ensuite shower room and walk in wardrobe, second double bedroom with ensuite bathroom and walk in cupboard.

Externally the property boasts a low maintenance court yard garden, single garage with personal door into the garden. Parking for one car in front of the garage. Viewing is highly recommended to appreciate the space and convenient location.

- Attached House
- 2 Double Bedrooms (Both with Walk in Wardrobes)
- Ensuite, Bathroom & Cloakroom
- Garage & Parking Space
- Large Court Yard Garden
- Modern Open Plan Living Space
- Kitchen
- Close Walking Distance to Shops & Amenities



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	88		

Energy Efficiency Rating: A (89-91), B (81-88), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (11-20).

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.

ADDITIONAL INFORMATION

Freehold
 Kings Hill Management Charge for 2025 - £444pa
 Local Estate Charge - £675pa (approx)
 Council Tax Band E
 EPC Rating C

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 sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

