



**TOTAL APPROX. FLOOR AREA 1431 SQ.FT. (132.92 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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**Amelia Court**  
 Kings Hill ME19 4RH  
 Offers In The Region Of £475,000

Tenure: Leasehold -  
Share of Freehold

Council tax band: F



An impressive GROUND FLOOR 2 bedroom apartment. In excess of 1400sqft this apartment offers generously proportioned accommodation. Located in the highly sought after Avion Gardens that is nestled between Kings Hill Golf Course and woodlands. Boasts GARAGE & sunny patio (West facing). This exclusive building of just 6 luxury apartments is highly sought after.

The building has a front and rear entrance. The communal areas are kept in pristine condition. Once in you are in the apartment the internal accommodation offers hallway with storage cupboards, spacious open plan living/dining room with double doors to a patio garden, study (currently used as a dining room), kitchen with integrated appliances, large utility cupboard, main bedroom with en-suite and fitted wardrobes, second double bedroom also with fitted wardrobes and main bathroom.

Externally the apartment offers a small patio garden, further communal gardens, garage (with electric door and power) and allocated parking. There is also ample visitor parking around Avion Gardens.

- Highly Sought After, Exclusive Building of Just 6 Luxury Apartments
- Share of Freehold
- Ground Floor Apartment
- Impressive Size & Specification
- Garage & Allocation Parking
- Patio Garden (Sunny West Facing Aspect)
- 2 Double Bedrooms
- Bathroom & Ensuite
- Fully Integrated Kitchen
- Generous Size Reception Room



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86		

Energy Efficiency Rating: A (86-91), B (81-85), C (76-80), D (71-75), E (66-70), F (61-65), G (56-60).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus), B (87-91), C (82-86), D (77-81), E (72-76), F (67-71), G (62-66).



#### 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

SHARE OF FREEHOLD (Owned in equal share by the 6 residents)  
 999 Year Lease from 2022  
 Service Charge (Resident Controlled as Freeholders) - £2173pa  
 No Ground Rent  
 Kings Hill Management Charge for 2025 - £370 plus VAT  
 Gateway Estate Charge - £342pa  
 Council Tax Band F  
 EPC Rating - TBC  
 Built by Bellway in 2017  
 Remaining 10 year NHBC warranty  
 Agent's Notes - the power to the garages is individually metered to ensure charges are fair.



#### 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.

