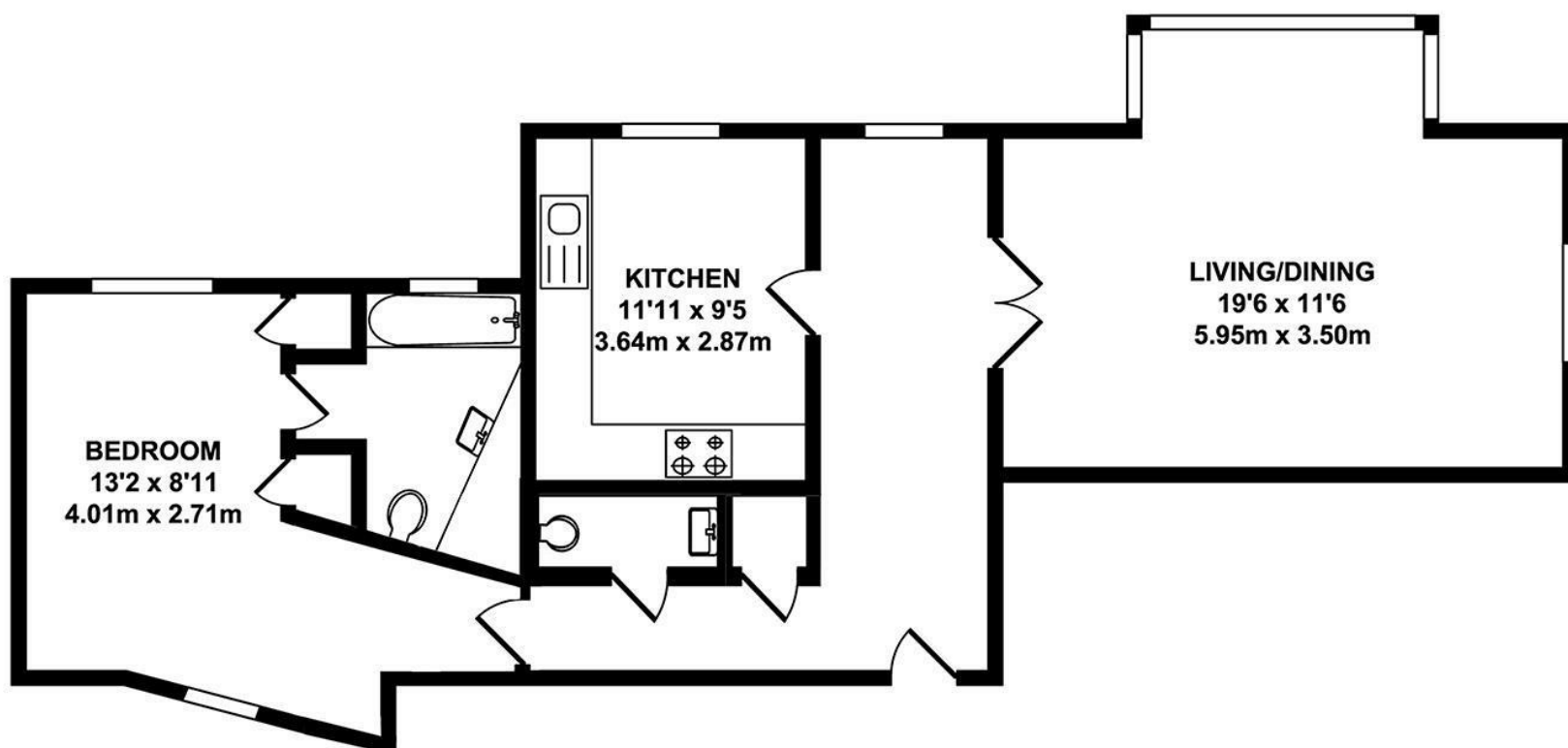




TOTAL APPROX. FLOOR AREA 839 SQ.FT. (78.0 SQ.M.)

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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Melrose Avenue
Kings Hill ME19 4SJ
Offers In The Region Of £250,000

Tenure: Leasehold

Council tax band: C



An incredibly spacious GROUND FLOOR apartment (840sqft) situated in the heart of Kings Hill, with easy access to Liberty Square amenities which include shops, super markets, health services, pubs, restaurants, cafes and much more!

This unique 1 bedroom apartment is in a secure block, with telecoms on the external wall for entry. When you enter the property, you are greeted by a beautifully light and spacious hallway with storage cupboard and cloakroom. As you go to the end of the hallway, you will find the modern kitchen with integrated appliances such as a dishwasher , tumble dryer and fridge freezer and washing machine. Directly opposite is the generous sized living/dining room, which not many apartments offer. The double bedroom boasts built in cupboards and a spacious ensuite.

Externally there is one allocated parking space within a carport.

- Unique & Incredibly Spacious Apartment
- Ground Floor
- Close Walking Distance to Shops & Amentieis
- Beautiful Condition Throughout
- Spacious Hallway
- Modern Kitchen/Breakfast Room
- Living/Dining Room with Feature Bay Window
- Double Bedroom with Built in Wardrobes & Ensuite
- Cloakroom
- Allocated Parking

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		
(43-54) E			(43-54) E		
(31-42) F			(31-38) 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, "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
Leasehold
Kings Hill Management Charge for 2025 - £444pa
Management Charge (Principle Estate Management) - £2644
Service charge - £175pa
Lease - 199 years from 2002 (175 years remaining)
Built by Countryside in 2002
Council Tax Band - C
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.

