



TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.40 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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Sturmer Court
Kings Hill ME19 4ST
Asking Price £265,000

Tenure: Leasehold

Council tax band: C



This well presented ground floor apartment is situated in the ever desirable phase 1. With doors opening out onto the pippin green, this is a fantastic opportunity to secure a great home with great views.

The property comprises of 2 bedrooms, a family bathroom, spacious hallway, a newly fitted kitchen, and a lounge/ diner with direct access onto the green.

Externally, the property has a small patio space just outside the French doors, and a car barn with two allocated spaces in tandem.

CALL NOW TO ARRANGE YOUR VIEWING!

- Ground Floor Apartment
- 2 Bedrooms
- Bathroom
- Living Room with Views to Pippin Green
- New Kitchen
- Allocated Parking
- Phase 1
- Great investment!



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	77		

Energy Efficiency Rating: 77 (Current), 77 (Potential)

Environmental Impact (CO₂) Rating: (Current and Potential ratings are not explicitly shown in the image)

England & Wales EU Directive 2002/91/EC



ADDITIONAL INFORMATION

Leasehold
 Lease is 125 years from 1995 (94 years left)
 Service Charge (First Port) - ££2615.60 (and includes a contribution to reserve fund of £626).
 Ground Rent - £round rent is £222.50 (next review date is Mar 2045)
 Council Tax Band C
 EPC Rating C
 New double glazing panes
 New Kitchen
 Recently redecorated

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.

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.

