



TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.10 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



Sapsford House
Kings Hill ME19 4LU
Offers Over £275,000

Tenure: Leasehold -
Share of Freehold

Council tax band: C



Fantastic one bedroom apartment located in the sought after Georgian-style building that is Sapsford House. The accommodation IS UNUSUALLY SPACIOUS and boasts an elegant and high specification interior with a luxurious bathroom and fully integrated kitchen with stone work top. NO ONWARD CHAIN.

The apartment is located on the top floor (third floor) and is serviced by both stairs and a lift. There are immaculately kept communal gardens and a secure gated parking space. RARELY AVAILABLE - this is an absolute MUST SEE TO FULLY APPRECIATE the space and specification on offer.

Internally the property comprises generous entrance hall with entry system and large cupboard, open plan living space, kitchen, large bedroom with fitted wardrobes and balcony and bathroom.

- Spacious Top Floor Apartment
- Large Entrance Hall & Storage
- Open Plan Living Space
- Modern Kitchen
- Large Bedroom with Fitted Wardrobes
- Balcony
- Communal Gardens
- Gated Parking Space
- Lift Serving Building
- NO ONWARD CHAIN



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			(31-42) 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

- Share of Freehold
- 999 Year Lease
- Kings Hill Management Charge for 2025 - £444pa.
- Service Charge - £1215pa
- Built by Antler Homes in 2011
- Council Tax Band C
- EPC Rating B
- Video Entry System
- Benefits from a boarded loft space with pull down ladder

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.

