



TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.52 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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Gibson Drive  
Kings Hill ME19 4LJ  
Offers Over £475,000

Tenure: Leasehold -  
Share of Freehold

Council tax band: E



A HIGH SPECIFICATION apartment situated within a GATED DEVELOPMENT nestled in woodlands. Located a short distance from Local Shops, Amenities and Kings Hill Golf Course.

Upon entry to this PRESTIGIOUS apartment block you'll find the entrance lobby with staircase and lift for access to the apartments. The internal accommodation comprises spacious entrance hall with storage cupboard, good sized lounge which leads onto the MODERN kitchen, master bedroom with fitted wardrobe and large EN SUITE bathroom with separate shower cubicle, bathroom, second double bedroom which also benefits from a fitted wardrobe.

Externally the property benefits from an over sized garage and a large balcony that links the master bedroom to the lounge which over looks the communal grounds. There is the added bonus of ample communal parking to the front of the apartment block.

Call now to arrange your viewing!!

- 2 Double Bedrooms
- High Specification Apartment
- Stylish Décor Throughout
- Balcony Over Looking Communal Grounds
- Garage & Ample Communal Parking
- Private Gated Development
- Close To Local Amenities
- Share Of Freehold
- En Suite



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	84	84	England & Wales
EU Directive 2002/91/EC			EU Directive 2002/91/EC

**ADDITIONAL INFORMATION**

Council Tax Band - E  
 Double Glazing  
 Kings Hill Management Charge - £375 + VATpa  
 Share of freehold  
 Service charge - £297.30pcm  
 Built in 2004  
 Length of lease from new 999  
 Underfloor Heating

**LOCAL INFORMATION FOR KINGS HILL**

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

**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.

