

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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**Winston Avenue**  
West Malling ME19 4WT  
Offers Over £250,000

Tenure: Leasehold

Council tax band: C





**\*\*CHAIN FREE\*\***

Generous one bed GROUND FLOOR apartment (839sqft) 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 delightful 1 bedroom apartment is in a secure block, with telecoms on the external wall for entry. The property offers a light and spacious hallway with storage cupboard and cloakroom.

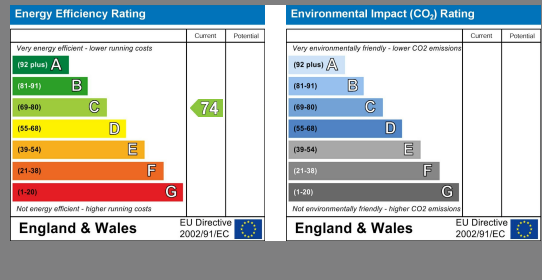
As you can see from the photos, the modern kitchen boasts plenty of cupboard and work top space and benefits from integrated appliances such as a dishwasher and fridge freezer.

There is the generous size double aspect living/dining room with feature bay window and a large bedroom with built in cupboards and a spacious en-suite.

Externally there is one allocated parking space within a carport.

Early viewing is highly encouraged, call now to book yours.

- Ground Floor Apartment
- One Bedroom with Built-in Wardrobes & En-Suite
- Large Living/Dining Room
- Generous Size Kitchen
- Cloakroom
- Well Presented Throughout
- Spacious Hallway
- Allocated Parking (car port)
- Walking Distance to Shops
- Early Viewing Highly Encouraged



**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) - £2,684.74  
Ground rent £175 PA  
Lease - 199 years from 2002 (175 years remaining)  
Built by Countryside in 2002  
Council Tax Band - C  
EPC Rating - C

