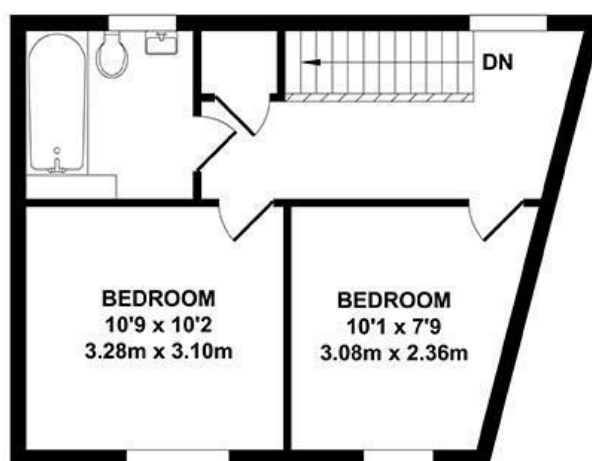
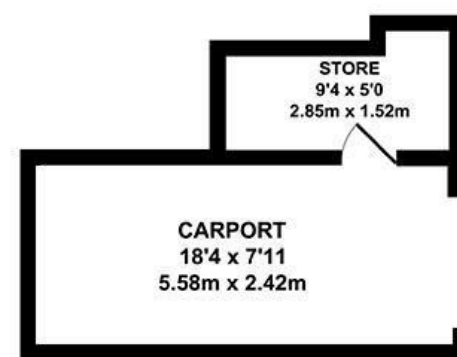


GROUND FLOOR
APPROX. FLOOR AREA
322 SQ.FT.
(29.93 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
369 SQ.FT.
(34.31 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
190 SQ.FT.
(17.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.34 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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info@khp.me



Ames Way
Kings Hill ME19 4HU
Guide Price £275,000

Tenure: Leasehold

Council tax band: D



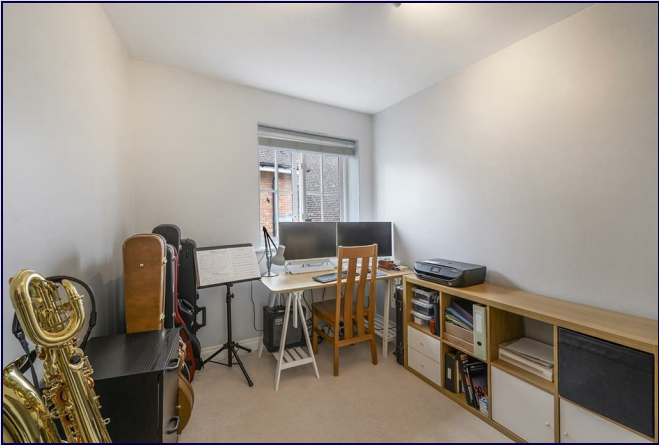
****NO ONWARD CHAIN** **CAR PORT & STORAGE** **BRAND NEW KITCHEN****
A two bedroom duplex coach house located in the heart of Kings Hill just a short walk from the shops and amenities.

Internally the accommodation comprises communal entrance & stairwell (just yourself and one other home use this). Private entrance door to your apartment, inner hallway, door to your open plan living/dining/kitchen room, understairs cupboard, stairs to the duplex level where you will find two bedrooms and the bathroom.

Externally there is an allocated parking space within a carport, that benefits from an electric charging point. There is also a lockable storage cupboard.

- NO ONWARD CHAIN
- Duplex Coach House
- Open Plan Living Space
- Brand New Kitchen
- Two Double Bedrooms
- Bathroom
- Car Port & Lockable Storage Cupboard
- EV Charger in Car Port
- Close Walking Distance to Shops & Amenities

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	



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.

LEASEHOLD INFORMATION & FEES
Leasehold
Length of Lease - 999 from 2006
HML Fees - £1565pa
Kings Hill Estate Charge - £444pa
Honeydell Service Charge - £408pa
Total = £2417pa

ADDITIONAL INFORMATION
EPC Rating C
Council Tax Band D
Double Glazing
Gas Central Heating
Built - 2008
The property has a loft for additional storage.

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 endeavour to make our rental particulars as accurate as possible, all interested parties must verify their accuracy themselves.

