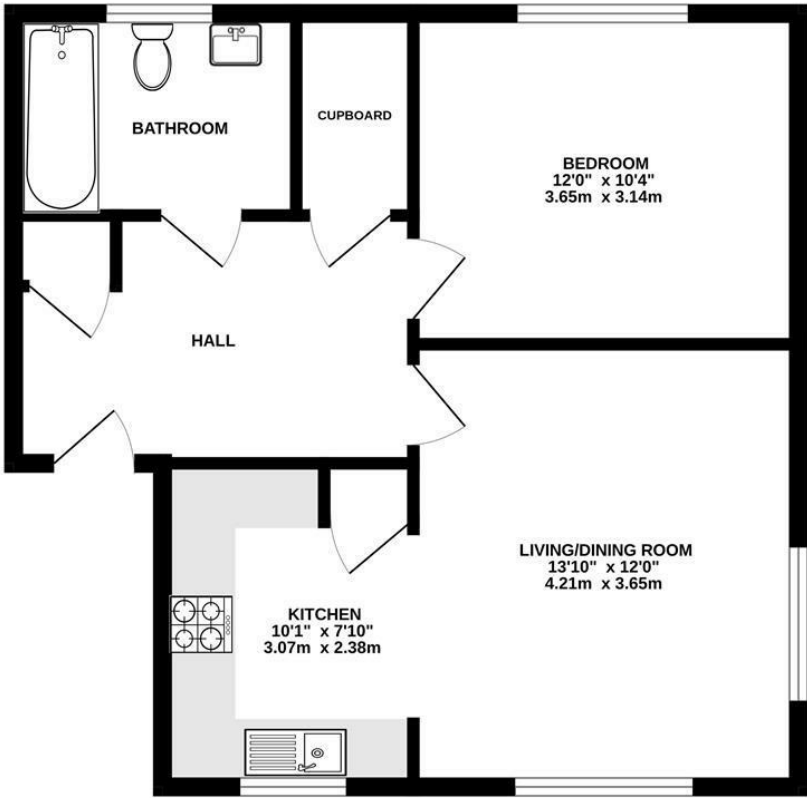


GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Contessa Close
Kings Hill ME19 4PG
Guide Price £199,000

Tenure: Leasehold

Council tax band: C



A beautifully presented one bedroom first floor apartment located in a peaceful spot by woodlands and orchards. The accommodation comprises a large entrance hall, two built in cupboards, open plan living space and modern kitchen, double bedroom and bathroom. Sold with the benefit of NO ONWARD CHAIN.

Externally you have the benefit of an allocated parking space plus extra visitor spaces and a small communal garden.

- SOLD BY KHP
- Quiet Location close to Woodlands
- Large Hallway
- Open Plan Lounge/Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking
- Communal Garden
- Gas Central Heating
- 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	
(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 ₂ emissions	
81	81	88	88
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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.

ADDITIONAL INFORMATION
Leasehold
Kings Hill Management Charge - £440pa
Service Charge - £1306pa
Ground Rent - £200pa
Length of Lease - 125 years from Sep 2011 (112 years remaining)
Council Tax Band C
EPC Rating B

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.

