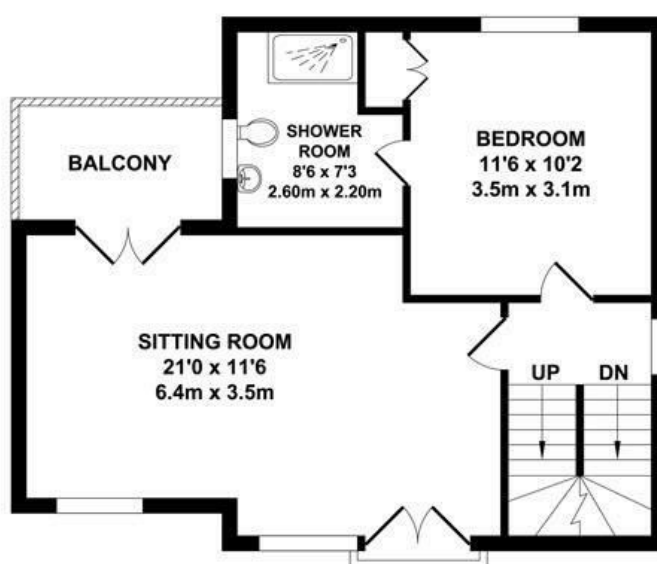
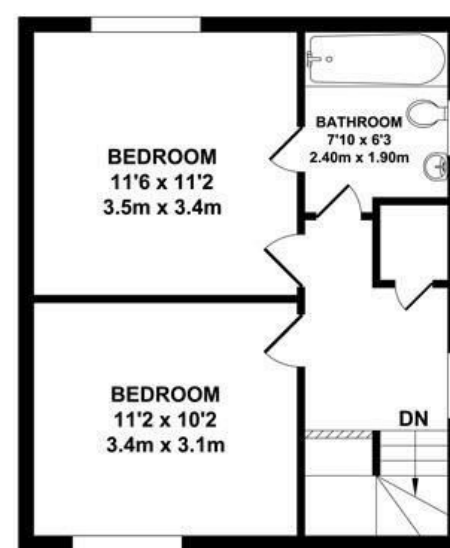


GROUND FLOOR  
APPROX. FLOOR AREA  
551 SQ. FT.  
( 51.19 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
502 SQ. FT.  
(46.65 SQ. M)



SECOND FLOOR  
APPROX. FLOOR AREA  
397 SQ. FT.  
(36.85 SQ. M)

TOTAL APPROX. FLOOR AREA 1450 SQ.FT. (134.69 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 misstatement. 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



Ames Way  
West Malling ME19 4HT  
£1,850 PCM

Tenure:

Council tax band:





A generously proportioned 3 bedroom townhouse situated in the heart of Kings Hill just a short walk from the local amenities in Liberty Square and Primary Schools.

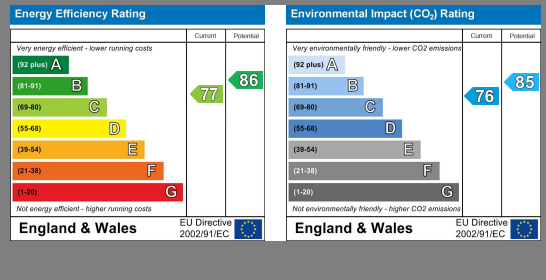
The accommodation comprises entrance hall, modern kitchen/diner, garden room area and cloakroom.

To the first floor you will find a living room with double doors opening onto the balcony and double doors to Juliette balcony to the front. The master bedroom offers an en suite shower room. The second floor benefits from having two further double bedrooms one of which benefits from a 'Jack and Jill' en suite/family bathroom.

Externally there is parking space for 1 vehicle and a low maintenance, walled garden.

Available immediately!

- Semi-Detached House
- 3 Double Bedrooms
- 2 Bathrooms
- Sitting Room with Balcony
- Modern Kitchen/Diner
- Quiet Walkway Position
- Close To Local Amenities
- Parking Space
- Available Now



#### 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

Council Tax Band - F

#### 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 rentals particulars as accurate as possible, all interested parties must verify their accuracy themselves.

