



FIRST FLOOR
APPROX. FLOOR AREA
1052 SQ.FT.
(97.69 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
291 SQ.FT.
(26.99 SQ.M.)

TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.68 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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Anisa Close
Kings Hill ME19 4EW
Offers Over £350,000

Tenure: Leasehold

Council tax band: D



GUIDE PRICE £350,000-£370,000. Fantastic Coach House with GARDEN and GARAGE.

Immaculately presented two bedroom coach house. The property itself forms part of a small private courtyard in the heart of Kings Hill benefiting from being close to all local amenities.

The property is accessed via its own private front door, a set of stairs then lead you to your first floor accommodation. This comprises spacious hallway, kitchen, large open plan living space, two double bedrooms and bathroom.

Externally the property benefits from a single garage with an additional parking space and the added benefit of a low maintenance rear garden accessed via the garage. Viewing comes highly recommended.

- Coach House
- Garage & Parking Space
- Garden
- Immaculate Conditon
- Walking Distance to Shops & Amenities
- 2 Double Bedrooms
- Large Living/Dining Room
- Kitchen
- Bathroom
- Spacious Hallway/Landing

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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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 - 999 Year Lease from 1 January 2001
Kings Hill Management Charge - £420pa
Local Estate Charge - Approx. £1300pa
Ground Rent - £250pa
Council Tax Band D
EPC Rating C

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.

