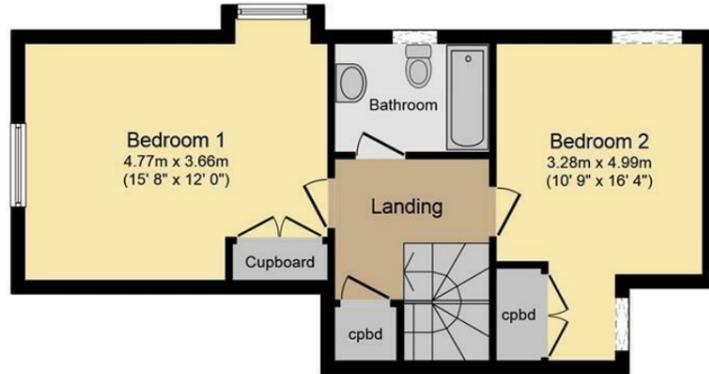


**Ground Floor**



**First Floor**

Total floor area 109.0 sq. m. (1,173 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan created for Kings Hill Properties.

Produced by [www.keyagent.co.uk](http://www.keyagent.co.uk)

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**Melrose Avenue**  
Kings Hill ME19 4SJ  
£1,350



Spacious Penthouse Duplex Apartment. Centrally located for all of Kings Hills local amenities. This property is a must see to appreciate the living space and lovely views from being on the top floor. Boasts a private decked roof terrace.

Internally the apartment comprises entrance hall, cloakroom, large open plan lounge/diner/kitchen (with integrated appliances), two double bedrooms and bathroom.

To the rear of the building is an allocated covered parking.

Available from 1st July. Long term let. Sorry no pets.

- Penthouse Duplex Apartment
- Nearly 1200sqft
- Huge Open Plan Living Space
- Private Roof Terrace
- Two Bedrooms
- Bathroom
- Cloakroom
- Allocated Carport Parking
- Lovely Views
- Available from 1st July



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
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

- Wooden Framed Double Glazing
- Gas Central Heating
- Entry Phone System

### 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.

