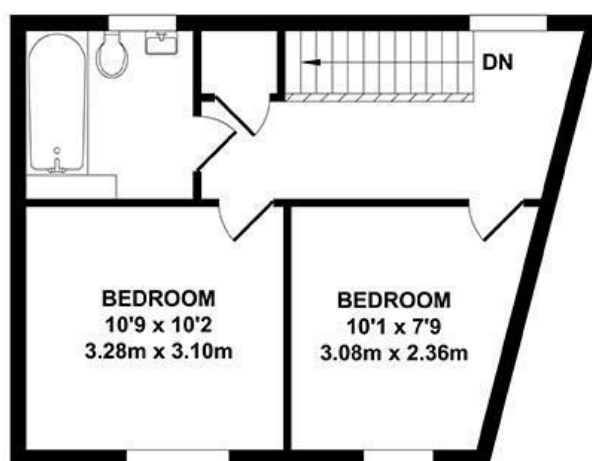
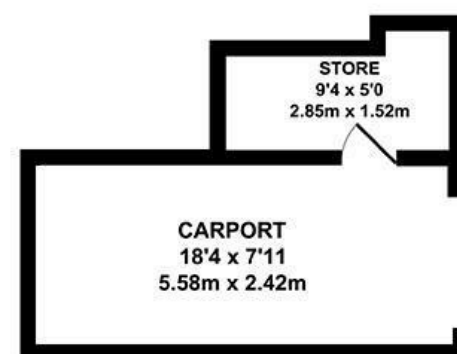


GROUND FLOOR  
APPROX. FLOOR AREA  
322 SQ.FT.  
(29.93 SQ.M.)



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 £250,000

Tenure: Leasehold

Council tax band: D





**\*\*GUIDE PRICE £250,000 - £275,000\*\***

**\*\*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 <sub>2</sub> ) 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.

