

TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.29 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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**Amber Lane**  
Kings Hill ME19 4FT  
Asking Price £269,500

Tenure: Leasehold -  
Share of Freehold

Council tax band: D





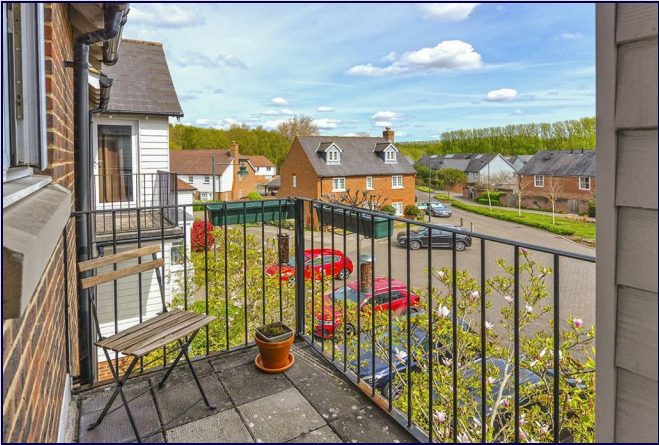
**\*\*SHARE OF FREEHOLD\*\*** This TOP FLOOR APARTMENT is situated in a favorable position in the popular phase 2 development of Kings Hill, a short distance from reputable primary schools, sports park, local amenities and woodland walks.

This stylish and well presented apartment comprises of two bedrooms, an en suite, family bathroom a generous sized hallway with storage cupboards a kitchen, and a lounge /diner leading onto a balcony.

Externally, the property comes with an allocated parking space, and a communal garden.

- Top Floor Apartment
- Share Of Freehold
- Communal Garden
- Allocated Parking
- Balcony
- Ensuite & Bathroom
- Two Bedrooms
- Close to Woodland Walks & The Sports Park
- Modern Decor
- CALL NOW TO VIEW!

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Very energy efficient - lower running costs</b>			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	78	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
<b>Not energy efficient - higher running costs</b>			
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**ADDITIONAL INFORMATION**

Share of freehold  
125 year lease from 2010 ( 999 Year lease renewal is in progress)  
Kings Hill Management Charge for 2025 - £370 plus VAT.  
Service charge - £2100 per annum  
Ground Rent - NONE  
Built in 2010  
Council Tax Band D  
EPC Rating C

**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.

