



APPROX. FLOOR AREA  
942 SQ. FT.  
(87.48 SQ. M)

TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.48 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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**Lindel Court**  
Kings Hill ME19 4HQ  
Guide Price £299,000

Tenure: Leasehold -  
Share of Freehold

Council tax band: D

NO ONWARD CHAIN. A modern, second floor apartment located in a quiet court yard just a short walk from the local shops & amenities of Liberty Square and Kings Hill golf course. Boasts ground floor STORAGE CAGE and SECURE PARKING. This apartment is a must to view to appreciate the beautifully bright and spacious feel throughout.

Internally the accommodation comprises entrance hall with feature glass wall, security entry phone, utility cupboard, attractive living space with an abundance of natural light flooding through and access to your SOUTHERLY FACING BALCONY that looks out towards Kings Hill Golf Course, kitchen with integrated appliances, main bedroom with en-suite, a second bedroom and a bathroom.

Further benefits include a gated allocated parking space that is under the building and a secure store room with lockable storage cage located on the ground floor for your convenience.



#### 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

Share of Freehold

999 Year lease from March 2001

Kings Hill Management Charge for 2025 - £370 plus VAT.

Local Estate Charge - £408pa

Built by Environ Sunley in 2002

Service charge - £1,750pa (can be paid monthly)

Council Tax Band - D

EPC Rating - B

#### 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.

