Internal Measurements

Living room	3.84 x 5.31	20.37 sq m	219.24 sq ft
Bedroom 1	4.55 x 4.26	19.37 sq m	208.55 sq ft
Bedroom 2	3.04 x 2.62	7.97 sq m	85.83 sq ft
En-suite	1.86 x 2.94	5.48 sq m	58.96 sq ft
Patio/Balcony	11.80 x 1.60	18.88 sq m	203.22 sq ft
W/C	1.86 x 1.25	2.33 sq m	25.03 sq ft
Kitchen	2.85 x 5.24	14.93 sq m	160.75 sq ft

*All layouts/dimensions are for illustrative purposes only. Maximum distances shown. Measurements do not include bay windows, cloakrooms, halls, store or utility rooms.

The Property Ombudsman

KHP
www.khp.me

The Landings
Kings Hill ME19 4SU
Prices From £520,150

Tenure: Leasehold

Council tax band: E

KHP
www.khp.me

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 a 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
150 year lease from 30 May 2022
Service Charge - £7156pa
Council Tax Band F
EPC Rating - TBC

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.