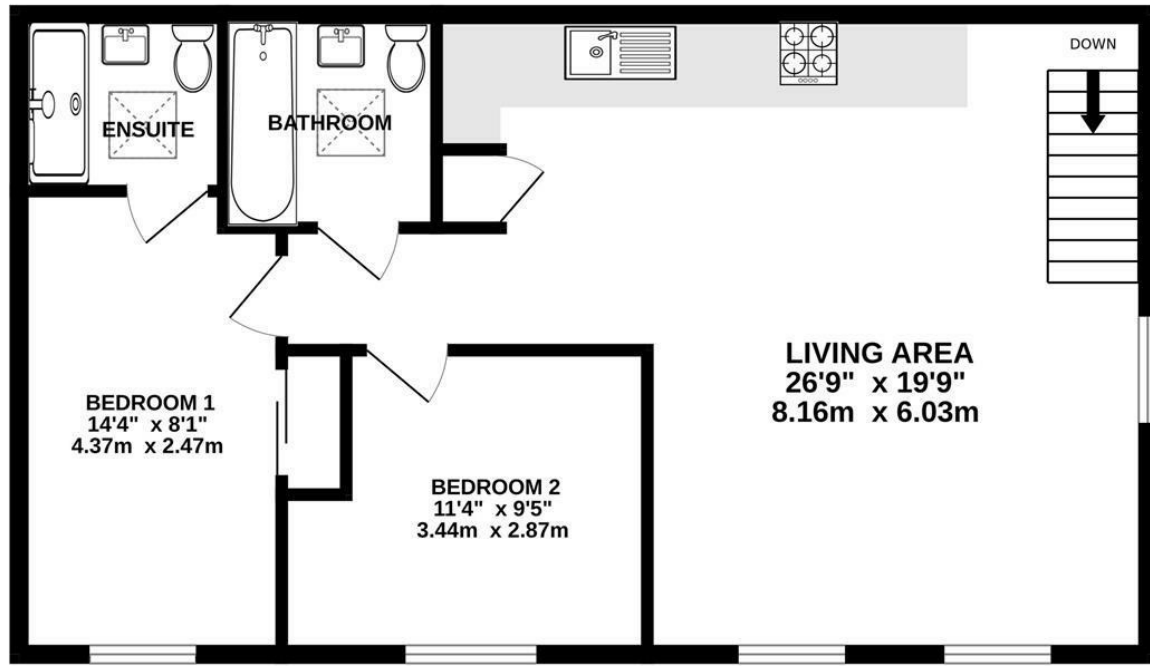
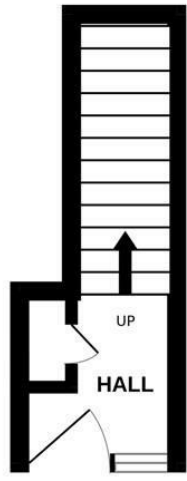


GROUND FLOOR  
54 sq.ft. (5.0 sq.m.) approx.

1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Baddlesmere Drive**  
Kings Hill ME19 4SG  
Guide Price £350,000

Tenure: Freehold

Council tax band: D





A SUPERB 2 bedroom coach house. FREEHOLD ownership. Only 5 years old, so VERY MODERN inside. NO ONWARD CHAIN.

The property is accessed via a private front door into entrance hall with coat hanging and storage cupboard. Stairs lead to the first floor where the property comprises a spacious open plan kitchen/dining/living area (with integral fridge/freezer, washer/dryer, dish washer, oven and electric hob), master bedroom with ensuite shower room and built in mirrored wardrobes, further double bedroom and main bathroom.

Externally it benefits from a car port and parking space in front of port and communal bin store and cycle store.

- FREEHOLD Coach House Apartment
- Car Port & Parking Space
- Modern Interior
- Open Plan Living/Dining/Kitchen
- 2 Bedrooms
- Ensuite & Bathroom
- Remaining New Build Warranty
- Communal Bike & Bin Store Area
- NO ONWARD CHAIN



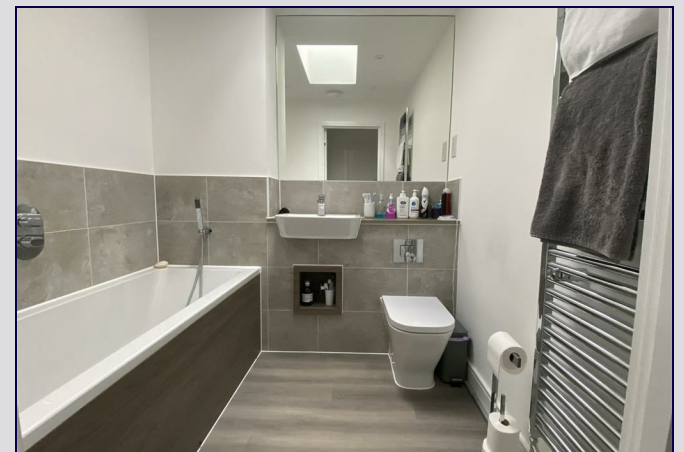
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81		

Energy Efficiency Rating: 81 (B) / 81 (B)  
 Environmental Impact (CO<sub>2</sub>) Rating: (81-91) B / (81-91) B



#### 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

FREEHOLD  
 Kings Hill Management Charge - £420pa  
 Local Estate Charge (Alexander Faulkner) - £240pa  
 Built by Countryside in 2019  
 Remaining New Build Warranty  
 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.

