



GROUND FLOOR
APPROX. FLOOR AREA
753 SQ.FT.
(69.97 SQ.M.)

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.97 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.
Zone Media 02024



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Ruton Square
Kings Hill ME19 4SH
Guide Price £325,000

Tenure: Leasehold

Council tax band: D



GUIDE PRICE £325,000 - £335,000 - A well presented GROUND FLOOR apartment nestled in the corner of this countryside development, uniquely offering two balconies and allocated parking with additional visiting spaces. Built in 2021 and benefitting from remainder of NHBC warranty.

This modern two bedroom home comprises of a open plan kitchen/lounge/diner, main bathroom and en-suite. The 2nd bedroom has a fitted wardrobes and both bedrooms have direct access to the generously sized balconies.

Externally, the property has an allocated parking space plus visiting spaces and a communal external storage unit - ideal for bikes.

- Ground Floor Apartment
- Outdoor Space - Two Verandas
- Communal External Storage Unit
- Allocated Parking & Visitor Parking
- Modern Open Plan Living
- 2 Bedrooms
- Bathroom & Ensuite
- Security System



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	84	84	England & Wales
EU Directive 2002/91/EC			EU Directive 2002/91/EC

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.

Additional information

- Council Tax - D
- EPC - TBC
- Kings Hill Estate Management Charge - £420 per annum
- Local estate charge (First Port) - £1918 per annum
- 999 year lease since from 2021
- Peppercorn ground rent
- Built in 2021 by Countryside
- Remaining 10 Year NHBC warranty

