



**TOTAL APPROX. FLOOR AREA 1417 SQ.FT. (131.66 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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**Rougemont**  
 Kings Hill ME19 4QD  
 Offers In The Region Of £650,000

Tenure: Leasehold -  
 Share of Freehold

Council tax band: F





**\*\*STUNNING DUPLEX APARTMENT\*\* \*\* GOLF COURSE VIEWS \*\* \*\*SOUTHWEST FACING BALCONY\*\***

An impressive first floor apartment overlooking the golf course and situated in a private cul de sac that is walking distance to the local shops, amenities and woodland walks. Presented impeccably and boasting a high specification finish throughout. This apartment is absolutely one to view to fully appreciate what it has to offer!

The building provides a welcoming entrance lobby (with a storage cupboard), stairs to the first floor. The accommodation comprises entrance hall with bespoke built in coat and storage unit, cloakroom, beautiful 'Burnhill' kitchen with breakfast area, dining room that leads into the spacious living area that has access onto a south-westerly facing balcony with panoramic golf course views and stunning sunsets.

To the second floor there are two double bedrooms with both having the luxury of ensuite facilities and fitted wardrobes. The rear bedroom enjoys views to the North Downs. The front bedroom to the golf course.

Externally there are two allocated parking bays to the rear of the block accessed via secure garage door, a bin store locker and communal front gardens.

- Simply Stunning Duplex Apartment (In Excess of 1400sqft)
- South/West Facing Balcony Enjoying Uninterrupted Golf Course Views
- High Specification Throughout
- Beautifully Presented
- Rarely Available
- High Specification Kitchen
- Modern Ensuite, Bathroom & Cloakroom
- Open Plan Living & Dining Room
- Two Allocated Parking Bays



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82		

Energy Efficiency Rating: A (82-91), B (69-80), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).



**ADDITIONAL INFORMATION**

- Kings Hill Management Charge - £420pa
- Local Estate Charge - £258pa
- Block Service Charge - £234pcm (includes building insurance, water and sewage costs)
- Council Tax Band - F
- EPC Rating - B
- Share of freehold with 999 year (from new) lease running alongside New Burnhill kitchen in 2019
- New Burnhill ensuite & bathroom in 2020
- New boiler in 2019
- Under floor heating
- Apartment is Cat 5 hard wired throughout

**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.

**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.

