



Internal Measurements

Living room	4.24 x 5.59	23.69 sq m	255.00 sq ft
Kitchen	2.45 x 3.41	8.35 sq m	89.93 sq ft
Bedroom	4.55 x 3.88	17.62 sq m	189.70 sq ft
En-suite	2.14 x 2.95	6.31 sq m	67.95 sq ft
Patio/Balcony	6.00 x 1.50	9.00 sq m	96.88 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.



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**The Landings**  
Kings Hill ME19 4SU  
Price £349,999

Tenure: Leasehold

Council tax band: E



INCENTIVES WORTH UP TO £10,000 CURRENTLY AVAILABLE. VARIOUS STYLES OF SHOW APARTMENTS AVAILABLE TO VIEW BY APPOINTMENT.

Apartment 2 is a "Charlie" design - a 1 bedroom apartment comprises of spacious entrance hall, utility cupboard, main bedroom with ensuite (with level-access walk-in shower), high specification kitchen with integrated appliances, open plan living/dining room with door to either a private terrace or balcony, allowing you to enjoy the outdoors in your own tranquil haven.

The Landings, a prestigious development offering luxury one and two bedroom apartments, thoughtfully designed for the over-55s. Nestled in the picturesque Kings Hill, this is more than just a place to live; it's a retirement lifestyle redesigned.

The Landings offers fantastic communal facilities including stylishly furnished living rooms, bistro cafe, residents lounge, hair and beauty salon, wellbeing facilities and gardens.

Safety and Security: The Landings offers comprehensive safety measures to include monitored fire and smoke alarm systems, security cameras, triple locking doors and windows, and the Anchor on Call emergency call system available 24/7.

Pet-Friendly Environment.

Parking available on site

- VARIOUS SHOW APARTMENTS AVAILABLE TO VIEW
- Spacious 1 Bedroom Apartment ("Charlie" Design)
- Lifts to all Floors
- Café & Wellbeing Facilities On Site
- Communal Lounge & Relaxation Rooms
- Guest Suite for Friends and Family
- Short Distance to Local Shops & Supermarkets
- CALL TODAY TO ORGANISE YOUR VISIT



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(1-10) A	
(81-91) B		(11-15) B	
(69-80) C		(16-20) C	
(55-68) D		(21-25) D	
(39-54) E		(26-30) E	
(21-38) F		(31-35) F	
(1-20) G		(36-40) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales 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 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 - £5855pa  
Council Tax Band E  
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.

