



GROUND FLOOR  
APPROX. FLOOR AREA  
1117 SQ.FT.  
(103.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 1117 SQ.FT. (103.80 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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Shoemith Lane  
Kings Hill ME19 4FF  
Guide Price £475,000

Tenure: Leasehold

Council tax band: F





**\*\* RARELY AVAILABLE \*\*** An immaculately presented GROUND FLOOR apartment - No expense has been spared by the present owner in creating its high specification finishes throughout. Situated in the ever popular 'Oaks Hamlet' gated development and a short distance from local amenities and woodland walks.

Internally the property comprises entrance hall, open plan living area that accommodates the kitchen/dining area, cloakroom, two double bedrooms both benefiting from EN SUITE facilities and fitted wardrobes.

Externally this property comes with an allocated parking bay (in the parking area to the left-hand side of the building), its own private garden which is accessed off the kitchen/dining area and an external garden gate.

- Ground Floor Apartment
- High Specification Finishes
- Modern Décor Throughout
- Private Garden
- Allocated Parking Bay
- Under Floor Heating
- Easy Access to Shops & Amenities
- Open Plan Living
- Two Double Bedrooms (Both Ensuite & With Fitted Wardrobes)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83	A	A
<small>Very energy efficient - lower running costs</small>			
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
<small>England &amp; Wales</small>			

#### 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

Leasehold - 999 Year Lease  
 Kings Hill Management Charge for 2024 - £432pa  
 Service Charge - £3800pa  
 Built in 2014  
 Council Tax Band F  
 EPC Rating B  
 Alarmed

#### 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.

