



APPROX. FLOOR AREA
915 SQ. FT.
(85.05 SQ. M)

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.05 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 misstatement. 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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Manor Court
Kings Hill ME19 4BQ
Offers Over £425,000

Tenure: Share of
Freehold

Council tax band: E



**** RARELY AVAILABLE ** ** NO ONWARD CHAIN** **SHARE OF FREEHOLD** **LIFT IN BUILDING****

A spacious two bedroom penthouse apartment set in the exclusive and gated Manor Court. The apartment boasts pleasant views and immaculately landscaped communal gardens, garage and allocated parking.

Internally the apartment comprises a fabulous dual aspect open plan living/dining space with attractive engineered oak flooring that flows into the kitchen space, main bedroom (with custom fitted walk in wardrobe) and an ensuite shower room, second double bedroom and a bathroom.

Externally there a garage en block (the garage has lighting and power as well as the loft space boarded and is fitted with shelving along the sides for storage) and an additional allocated parking space.

- Unique Penthouse Apartment
- Located In Prestigious Gated Community
- Newly Installed Lift Serving Building
- Immaculately Landscaped Communal Gardens
- Garage & Allocated Parking
- Open Plan Living Space
- Two Bedrooms
- En Suite
- Under Floor Heating
- NO ONWARD CHAIN

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Not environmentally friendly - higher CO ₂ emissions	
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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

Share of Freehold - Property owns 1/7th of the freehold and 1/9th of the grounds.
Kings Hill Management Charge - £432pa
Service Charge - Approx. £1450pa.
Built in 2005
Council tax band E
EPC Rating C
Video entry system
The living space has an integrated Bose media system.
Vaillant boiler (installed Dec 2019) - Underfloor Heating.
A lift is currently being installed in the building. This comes with a 4 year warranty.

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.

