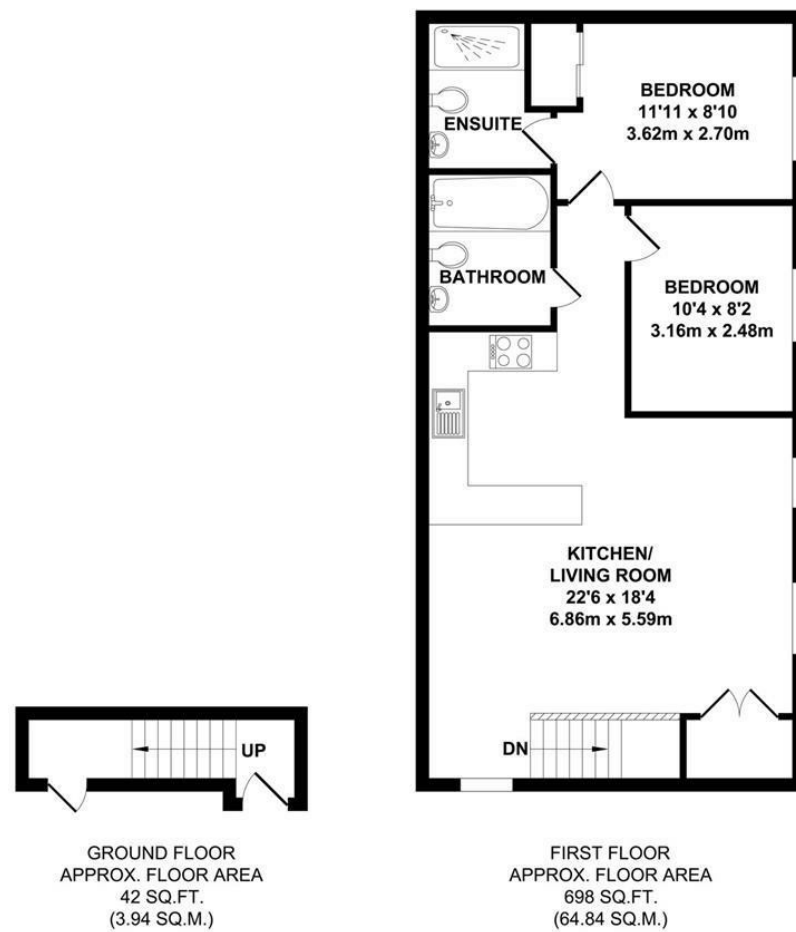




TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.78 SQ.M.)

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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Clarence Way
Kings Hill ME19 4QT
Price £325,000

Tenure: Leasehold

Council tax band: D



A MODERN 2 bedroom coach house being sold with NO ONWARD CHAIN.

Internally the property comprises a spacious open plan kitchen/dining/living area, main bedroom with ensuite shower room and built in wardrobe, further double bedroom and bathroom.

Externally it offers a car port for sheltered parking and bin and storage space.

- Coach House
- Modern Condition
- Great Location with Easy Access to Local Shops & Green Spaces/Woodlands
- Open Plan Kitchen/Living Space
- 2 Bedrooms
- 2 Bathrooms
- Car Port
- NO ONWARD CHAIN

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	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		Very environmentally friendly - lower CO₂ emissions (12 plus) A (81-91) B (69-80) C (55-68) D (43-54) E (31-42) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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

UPVC Double Glazing
Built by Bellway in 2015
Length of Lease - 125 years from 2015
Kings Hill Management Charge - £440pa
Service Charge - £504pa.
Ground Rent - £335pa.
Building insurance - £435pa.
Council tax band - D

Ground rent is 335
Building and terrorism insurance 435
Gateway management is 504

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.

