



COMING SOON



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Baddlesmere Drive  
Kings Hill ME19 4SG  
£1,350 PCM

Tenure:

Council tax band: D



A beautifully presented GROUND FLOOR apartment with SOUTH FACING TERRACE. Conveniently located close to the linear park and within close proximity to local shops, amenities and David Lloyd gym.

Internally the property comprises entrance hall, OPEN PLAN kitchen/living area with access to the SOUTH FACING terrace, main bedroom with fitted wardrobe and EN-SUITE shower room, bathroom and 2nd bedroom also with door to terrace.

Externally there is an allocated parking space together with ample visitor bays within the development and the lovely on site park in Ruton Square.

Available now. Sorry No Pets

- Ground Floor Apartment
- South Facing Terrace
- Modern Open Plan Kitchen/Living Space
- 2 Double Bedrooms
- Ensuite & Bathroom
- Allocated Parking Space
- Walking Distance to Shops & Linear Park
- Available Now
- Sorry No Pets

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current                 | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |                         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |                                                | (92 plus) <b>A</b>                                              |
| (81-91) <b>B</b>                            |                         |                                                | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |                         |                                                | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            |                         |                                                | (55-68) <b>D</b>                                                |
| (43-54) <b>E</b>                            |                         |                                                | (43-54) <b>E</b>                                                |
| (31-42) <b>F</b>                            |                         |                                                | (31-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |                         |                                                | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                     | 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 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**  
Council Tax Band D  
EPC Rating B  
UPVC Double Glazing  
Gas Central Heating

**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.

