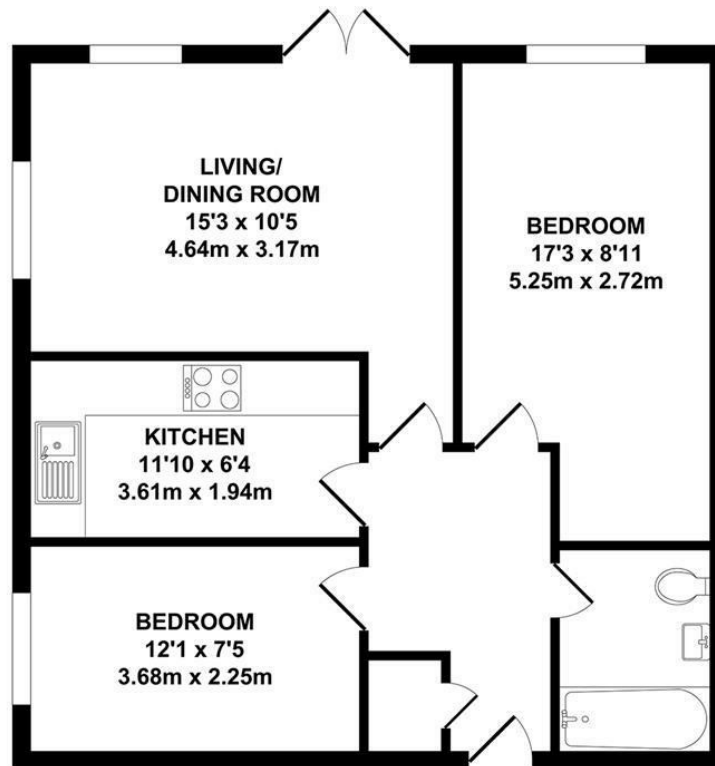




TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.40 SQ.M.)

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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**Sturmer Court**  
Kings Hill ME19 4ST  
Price Guide £225,000

Tenure: Leasehold

Council tax band: C



**\*\*GUIDE PRICE £225,000 - £250,000\*\***

A GROUND FLOOR, two bedroom apartment on the popular phase 1 of Kings Hill with a view overlooking Pippin Green with allocated parking space. Offered with the benefit of NO ONWARD CHAIN.

Internally the accommodation comprises spacious entrance hall with coat cupboard, living/dining room, kitchen with integral appliances, two bedrooms and bathroom. Security entry phone system.

- Ground Floor Apartment
- NO ONWARD CHAIN
- Lovely Location Overlooking Pippin Green
- Allocated Parking Space
- 2 Bedrooms
- Bathroom
- Kitchen
- Living/Dining Room
- Spacious Hallway with Coat Cupboard

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
|                                             | Potential               |                                                                 | 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>                            | 77                      | (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>                                                |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>                                                |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <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**  
Leasehold  
Lease is 125 years from 1995  
Service Charge (First Port) - £2,418pa for 2025 (and includes a contribution to reserve fund of £626).  
Ground Rent - £250pa (next review date is Mar 2045)  
Council Tax Band C  
EPC Rating C

**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.

