



GROUND FLOOR  
APPROX. FLOOR AREA  
602 SQ.FT.  
(55.90 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
1032 SQ.FT.  
(95.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 1633 SQ.FT. (151.70 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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**Edgar Close**  
Kings Hill ME19 4JE  
Offers Over £400,000

Tenure: Leasehold -  
Share of Freehold

Council tax band: F



GUIDE PRICE £400,000-£425,000 \*\*GROUND FLOOR\*\* \*\*DECEPTIVELY SPACIOUS\*\* \*\*PRIVATE GARDEN & BALCONY\*\* \*\*CHAIN FREE\*\* \*\*EASY ACCESS TO SHOPS & AMENITIES\*\*

This absolutely fantastic apartment offers an huge 1633sqft of accommodation. Internally the accommodation comprises entrance porch, hallway, spacious kitchen/diner/family room with doors to your private terrace garden, a ground floor double bedroom and bathroom. Stairs lead you to the duplex level where you will find a large living room with southerly facing balcony, landing with extensive built in storage, an impressive main bedroom with vaulted ceiling, walk in wardrobe and ensuite, a further double bedroom and bathroom.

Externally, the property boasts a car port, visitor parking and a communal storage locker area. Your private rear garden enjoys complete seclusion and your balcony enjoys a sunny, southerly aspect.

This unique property can only be appreciated with a viewing.

- Ground Floor Duplex Apartment
- Private Garden & South Facing Balcony
- Car Port & Visitor Parking
- Open Plan Kitchen/Diner/Family Room
- Impressive Sitting Room
- 3 Double Bedrooms
- 3 Bathrooms
- Close Walking Distance to Golf Course & Shops
- NO ONWARD CHAIN
- SHARE OF FREEHOLD

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                 |         |           |
|---------------------------------------------|---------|-----------------------------------------------------------------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential                                                       | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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>                                                |         |           |
| (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 |                                                                 |         |           |
| England & Wales                             |         | England & Wales                                                 |                                                                 |         |           |
| EU Directive 2002/91/EC                     |         | 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

Share of Freehold  
999 year lease from 2001  
Service Charge - Approx £2100pa  
Kings Hill Management Charge for 2025 - £444pa  
Local Estate Charge (Honeydell) - £450pa  
Ground Rent - N/A  
Council Tax Band F  
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.

