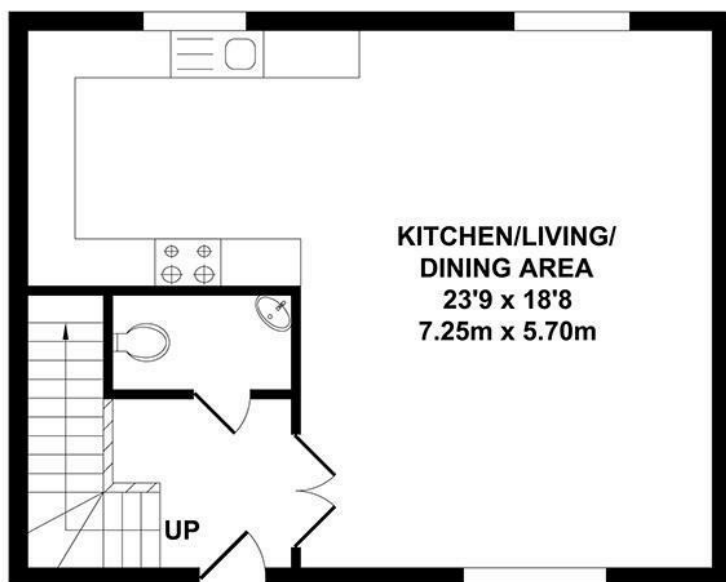
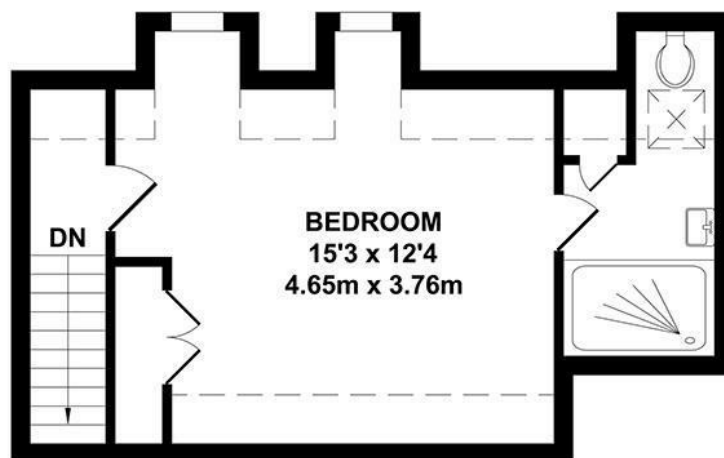




GROUND FLOOR
APPROX. FLOOR AREA
445 SQ.FT.
(41.33 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
293 SQ.FT.
(27.19 SQ.M.)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.52 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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01732 522 822
info@khp.me



Melrose Avenue
Kings Hill ME19 4SJ
Offers Over £250,000

Tenure: Leasehold

Council tax band: C



Spacious Duplex Apartment with attractive outlook of Tower View. Centrally located for all of Kings Hills local amenities. This property is a must see to appreciate the living space and lovely views from being on the top floor.

Internally the apartment comprises entrance hall, cloakroom, open plan lounge/diner/kitchen, large double bedroom with built in wardrobes and ensuite shower room.

To the rear of the building is an allocated parking space.

- Duplex Apartment (740sqft)
- Open Plan Kitchen/Living Space
- Cloakroom
- Large Bedroom
- Bathroom
- Allocated Parking Space
- Beautiful Outlook Along Tower View Green

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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, "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
199 year lease from Jan 2022
Kings Hill Management Charge for 2025 - £444pa
Service Charges - Approx £2520pa
Ground Rent - Approx £175pa
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.

