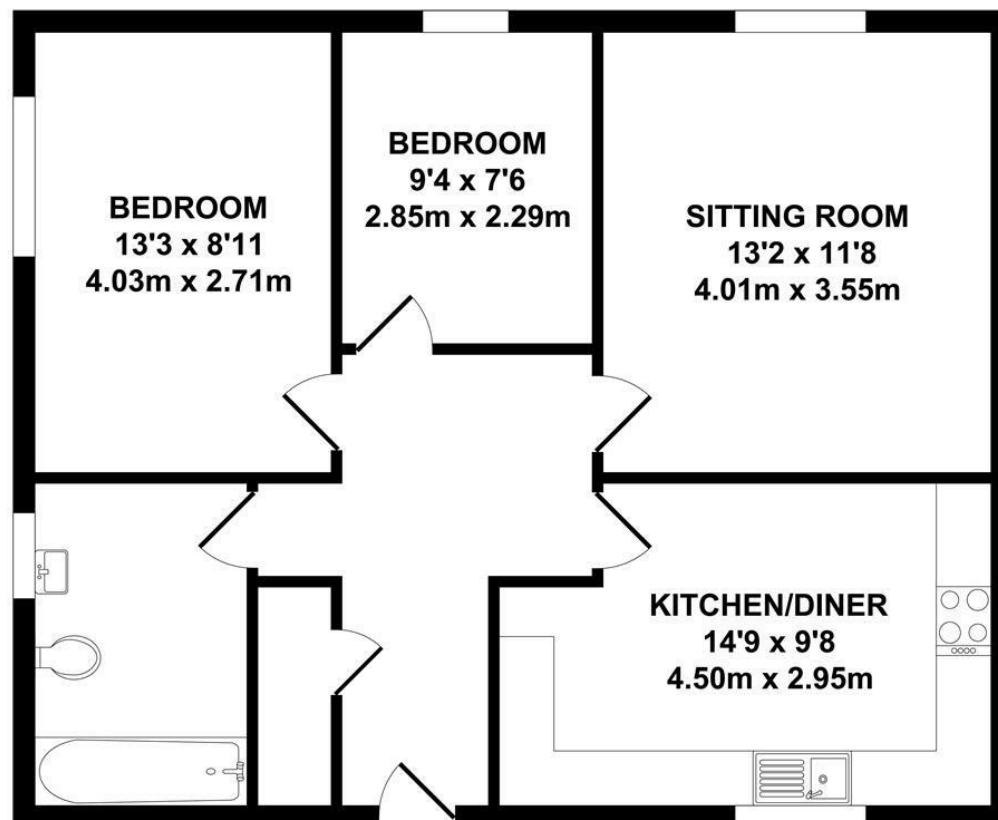




TOTAL APPROX. FLOOR AREA 667 SQ.FT. (61.95 SQ.M.)

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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Monroe Way
West Malling ME19 4GN
Fixed Asking Price £260,000

Tenure: Leasehold

Council tax band: C



This well presented 2 bedroom apartment is situated on the top floor, with a lift in the block, making access easy for any buyer!

Internally, the property has a large hallway, storage cupboard, family bathroom, kitchen /diner and a separate lounge. The property benefits from having allocated parking and is a stone throw away from the Cricket pitch and Discovery School. The apartment is in a convenient location as its only a 15 minute walk into the square where you can find all of the amenities, from supermarket, restaurants and much more!

Call now to arrange your viewing!

* **SHARED OWNERSHIP** 25% SHARE AVAILABLE TO BUY**

- Lift in the block
- Allocated Parking
- Well presented
- 2 Bedrooms
- Close to Cricket pitch and Discovery School
- Family bathroom
- Kitchen /diner
- Top floor apartment

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) 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



ADDITIONAL INFORMATION

Leasehold
Shared Ownership
Share 25%
Housing association is Clarion
Rent on unowned share £245 pcm
Service charge: £143.03 p/m
125 year lease from 2006
Built in 2006
Council Tax Band - C
EPC Rating - C

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.

