



TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.81 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



Gibson Drive  
West Malling ME19 4LJ  
Offers Over £475,000

Tenure: Leasehold -  
Share of Freehold

Council tax band: E





Welcome to this well presented two-bedroom apartment located on Gibson Drive in the prestigious Guys Court apartment block. Nestled within a secure gated development, this property offers both privacy and peace of mind, making it an ideal choice for those seeking a tranquil living environment.

Spanning nearly 1000 sq ft, this apartment is generously proportioned, providing ample space for comfortable living. The apartment features two bedrooms, both with fitted wardrobes, there is also an en-suite shower room in addition to a family bathroom.

As you can see from the photos, one of the bedrooms is double aspect and the generous size living room boasts a beautiful floor to ceiling feature window bringing in an abundance of natural light.

The modern design and thoughtful layout make it perfect for a small family, professionals, or those looking to downsize without compromising on quality. Further benefits include zoned under-floor heating, a balcony off the living room and a stylish, modern kitchen.

Residents will appreciate the added convenience of a lift within the block, making access to the apartment effortless. There is also a larger than average garage and communal EV charging point in the car park.

Don't miss your chance to make this stunning property your new home.

- Prestigious gated setting
- Lift access
- Just under 1000 sqft
- Larger than average Garage
- Under floor zoned heating
- Family bathroom & En suite
- Balcony
- Unique apartment style
- Large feature window
- Early viewing highly encouraged

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(12 plus) <b>A</b>		
(81-91) <b>B</b>			(11-91) <b>B</b>		
(69-80) <b>C</b>			(10-80) <b>C</b>		
(55-68) <b>D</b>			(9-68) <b>D</b>		
(39-54) <b>E</b>			(8-54) <b>E</b>		
(21-38) <b>F</b>			(7-38) <b>F</b>		
(1-20) <b>G</b>			(6-20) <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	



#### ADDITIONAL INFORMATION

Share of freehold  
Kings Hill Management Charge for 2025 - £444pa.  
Service charge - £320 pcm  
Built in 2004  
Council Tax Band - E  
EPC Rating - TBC

#### 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.

#### Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

