

GROUND FLOOR
APPROX. FLOOR AREA
778 SQ. FT.
(72.26 SQ. M)

FIRST FLOOR
APPROX. FLOOR AREA
405 SQ. FT.
(37.59 SQ. M)

TOTAL APPROX. FLOOR AREA 1182 SQ.FT. (109.85 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 misstatement. 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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Spencer Place
West Malling ME19 4JS
Offers Over £290,000



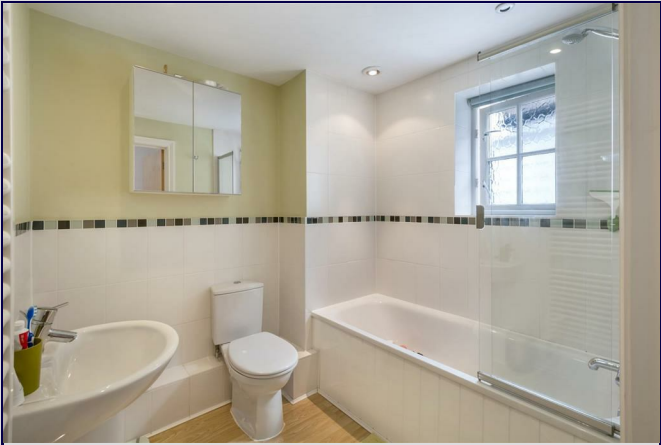
UNEXPECTEDLY RE-AVAILABLE - A BEAUTIFULLY presented modern 2 bedroom DUPLEX apartment situated on the second floor in the heart of Kings Hill. Just a few minutes walk from the local amenities.

Internally accommodation comprises entrance hall with storage cupboard and entry phone system, open plan living space/kitchen (with integrated fridge/freezer, oven, gas hob, dishwasher and washer dryer), main bathroom, two double bedrooms with an ensuite shower room to master bedroom. A unique spiral staircase leads to a large 36ft mezzanine floor room. This space is extremely versatile and is currently set up as a bedroom.

Additionally there is a lockable storage unit on the ground floor and a covered car port offering parking for one vehicle.

- Duplex Apartment
- Open Plan Living
- 2 Double Bedrooms
- 2 Bathrooms
- 36ft Mezzanine Floor
- Modern Decor
- Close To Local Amenities
- Ground Floor Storage Unit
- Gas Central Heating

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	80	(69-80) C	79
(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



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. Kings Hill offers excellent commuting facilities with easy access to to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct to West Malling station, where trains run to London Victoria and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION

Council Tax Band - E
Gas Central Heating
Kings Hill Management Charge - £342pa
Ground rent and service charges (HML) - Approx £1900pa
Communal areas are vacuumed and cleaned once a fortnight.

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.

