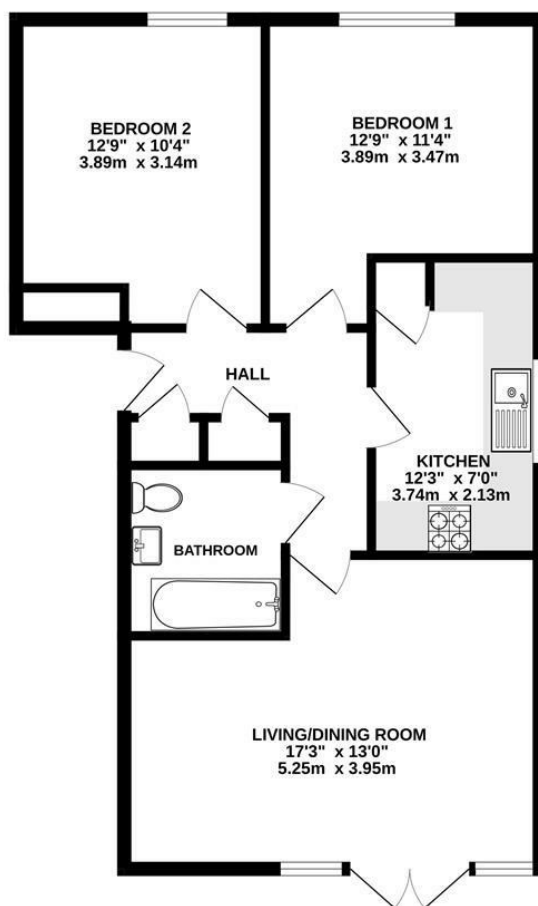


GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Royal Crescent  
Kings Hill ME19 4SX  
Guide Price £295,000

Tenure: Leasehold

Council tax band: C





A beautiful ground floor apartment offering spacious accommodation and an excellent amount of natural light throughout. Just a few years old and benefitting from remaining NHBC warranty. Location wise, you are a stones throw from the attractive Orchard Park and approximately 5 minutes walk to the local shops and amenities.

The building offers a very well kept communal area, leading to your private entrance door. Once in the property you are greeted by a bright entrance hall with 2 storage cupboards, a modern kitchen with fully integrated appliances, living/dining room with French doors to the front garden, bathroom and two spacious bedrooms both with large windows to the garden.

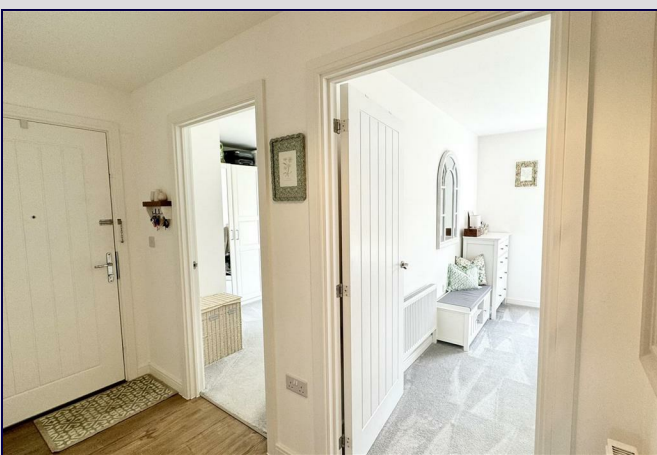
Externally the property has an allocated parking space, a bin and bike store and a large communal garden.

- Ground Floor Apartment
- 999 Year Lease
- Modern & Extremely Well Presented Home
- Two Spacious Double Bedrooms
- Contemporary Bathroom
- Kitchen with fully integrated appliances
- Allocated Parking & Bike Store
- Communal Garden
- Short Walk to Orchard Park



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(92-100) A	(92-100) A	(92-100) A	(92-100) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G

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

999 Year Lease (995 Years Remaining)  
 Kings Hill Management Charge for 2024 - £432pa  
 Service Charge - £1,420 a year, paid half-yearly.  
 Council Tax Band C  
 EPC Rating B  
 Allocated Parking  
 Remaining NHBC Warranty

#### 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.

