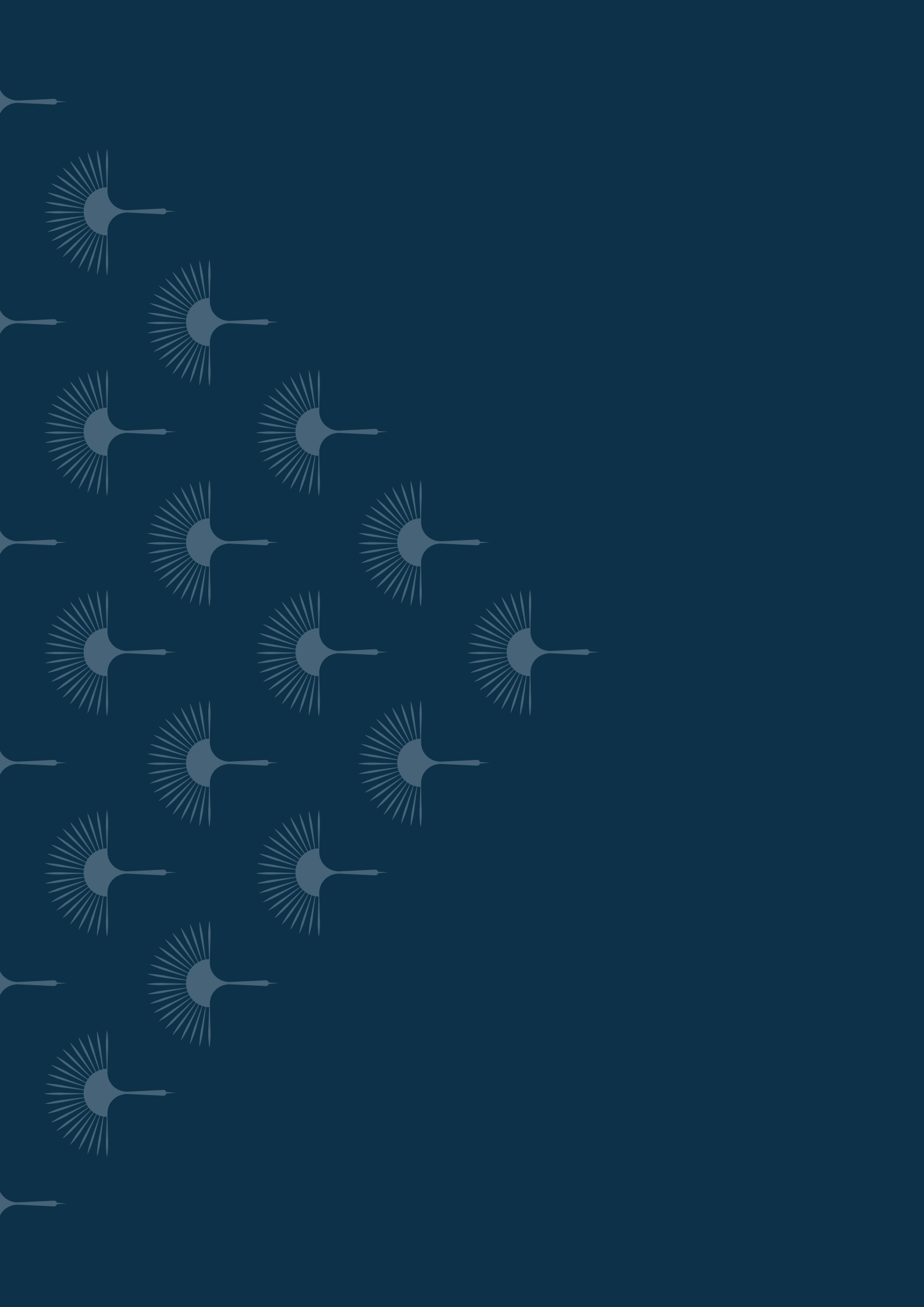




THE LANDINGS

Kings Hill · Kent

Contemporary apartments for over 55s,
in the historic town of Kings Hill



KINGS HILL, KENT

Redesigned



Comprising 75 luxury 1 and 2 bedroom apartments,
each with their own private patio or balcony,
The Landings is retirement housing for the over
55s redesigned.

We welcome you onsite to show you what
later life is like at The Landings.



Elegantly crafted to complement their surroundings, these homes are built with sustainable, modern living in mind.



Detail is



These beautiful homes are designed with an uncompromising focus on quality and comfort.



Every aspect has been carefully explored, thought-out and executed.

Each apartment is fitted with a beautifully styled kitchen with integrated appliances. And alongside this, each bathroom or

ensuite is completed to a high standard with modern fixtures or fittings.

Walk-out balconies or patios also give each home an ideal outside space and a place to enjoy that morning coffee or tea.



Centred Around You



Creating an ideal environment to revel in your retirement is key at The Landings.

Offering a large communal lounge and café on the ground floor, it is the perfect place to meet other residents and get involved in communal activities or enjoy meeting friends and family for a lunch.

If finding a quiet spot sounds more appealing, then choose one of our pocket lounges with light and homely furnishings to finish that book you've been reading or take some time out to listen to some music. The Landings also has a top floor snug/sun lounge with floor-to-ceiling windows overlooking the neighbourhood.



PETS WELCOME

Pets are part of the family, and we know you'd never be able to leave them behind. You and your furry friends are welcome at The Landings.

PAMPER YOURSELF

With an onsite treatment room and salon, you don't have to go far to enjoy an afternoon of pampering. Offering onsite beauty treatments is just another bonus of living at The Landings.

HEALTH IS WEALTH

Some of us struggle to keep as active and sociable as we'd like. Our award-winning BeWell 360 service encourages you to live a supported healthy, active and connected lifestyle in a way which best suits your needs and abilities – whether you want to feel fitter with increased energy, have increased mobility, balance and confidence, or experience better sleep and less stress.

Following an initial health assessment that tests blood pressure, BMI, cholesterol and glucose testing, and strength, cardio and balance, your dedicated and professional advisor will work with you to develop a realistic action plan that targets your aspirations. Our onsite wellness room at The Landings is the perfect place to meet with your advisor and discuss all of the above.



Enhance Your Quality of Life

WITH BEWELL 360



GIVE
YOUR TIME



BE
ACTIVE



CONNECT
WITH US



TAKE
NOTICE



LEARN FROM
EXPERTS



Our award-winning BeWell 360 service at The Landings offers an inclusive, holistic program for a healthy, active, and connected lifestyle. With a simple, flexible, and personalised approach, it's about more than just health and fitness.

Discover the benefits today.

A COMMUNITY FOCAL POINT

Our development serves as a central hub for the community, creating countless opportunities for you to connect with others. Whether you're participating in group activities, attending social gatherings, or simply enjoying conversations with your neighbours, you'll find a welcoming and inclusive environment that fosters meaningful connections and friendships.



HOLISTIC WELLBEING SUPPORT

Our program offers you the knowledge, tools, and opportunities to promote your overall wellbeing. From fitness classes and health workshops to mental wellness activities and social events, we provide a variety of resources to help you stay active, engaged, and healthy. Our goal is to empower you with the skills and support needed to maintain a balanced and vibrant lifestyle.

PERSONALISED WELLNESS PLANS

We understand that each resident has unique needs and aspirations. Our team works closely with you to identify your individual requirements and create a personalised wellness plan. As part of this commitment, every resident will also be gifted a Fitbit to help track and support their fitness journey.

This bespoke approach ensures that your physical, mental, and social wellbeing are all carefully nurtured, allowing you to live your best life.

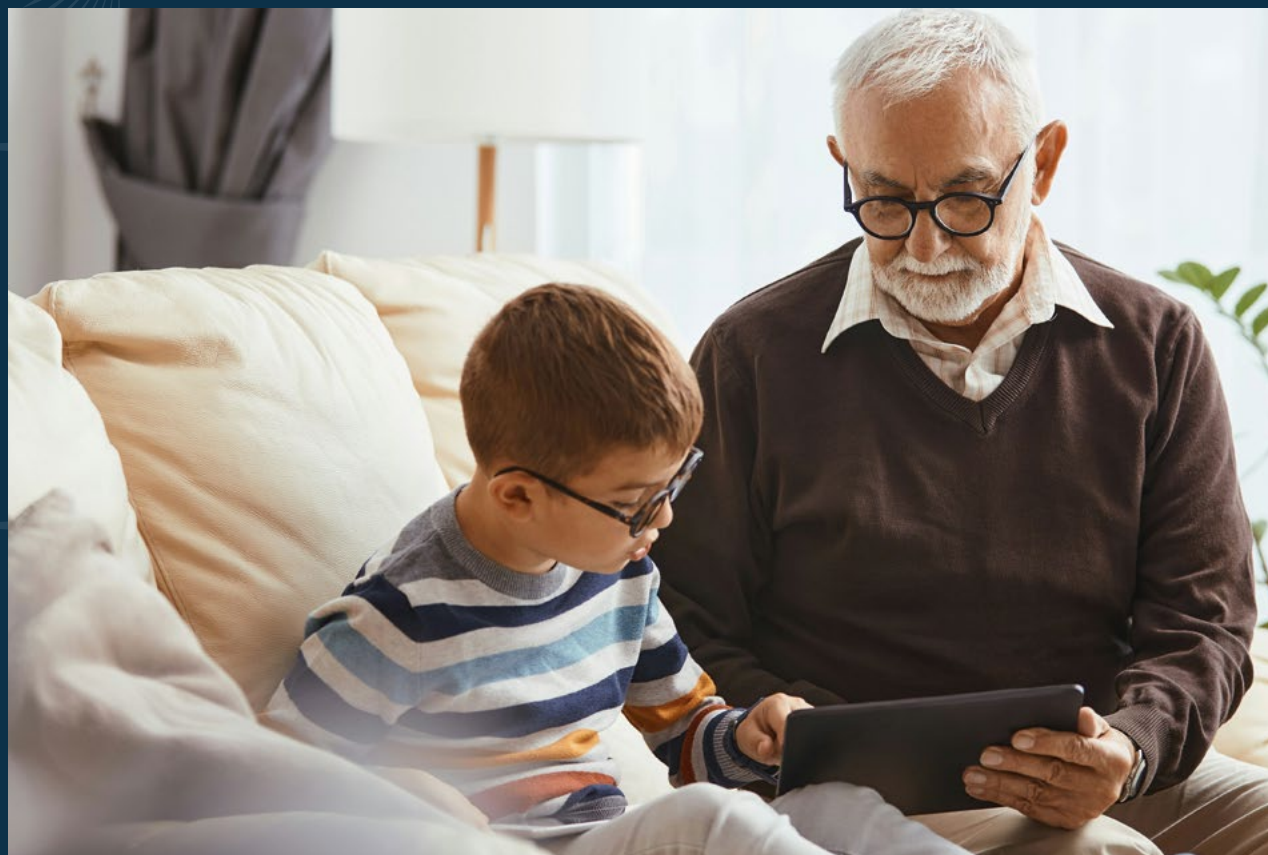
FIND OUT MORE:

To find out more about BeWell 360, visit:
anchornewhomes.org.uk/bewell360



Later Living at The Landings

With a pub, local restaurants, and a wide variety of shops within a couple of minutes' walk, you have everything you could need on your doorstep, with picturesque West Malling and the county town of Maidstone both a stone's throw away.



MEREWORTH WINES

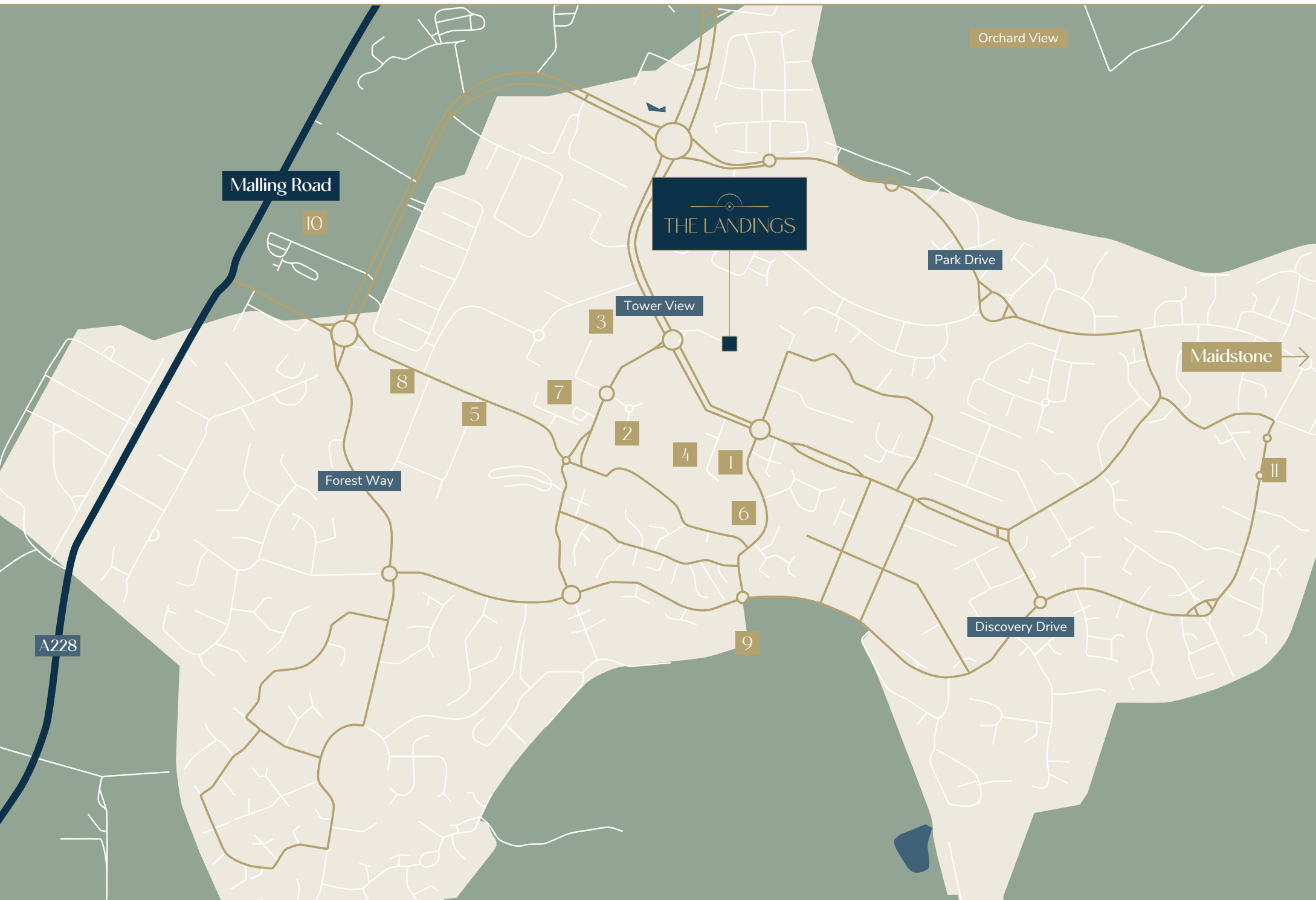
Taste award-winning wine from innovative winemakers in Mereworth, Kent. Here, you can book a fully guided tour of the winery followed by a tasting session. Or just pop down to the bar and café for food and drinks for an afternoon catch-up with friends and family.



WEST MALLING FARMERS MARKET

Held once a month, this vibrant farmers market takes place on the main street of West Malling. Discover a variety of farm-produced meats, fruits, vegetables and cheeses, as well as artisan-made breads and cakes.

Life within a Mile



Local community living at ease. Whatever your needs, you are perfectly positioned to access it all with just a short walk. Whether you're needing to pop out for your weekly shop, get involved in a local sports club or popping out for a catch up with friends, Kings Hill is the ideal spot for comfortable convenient living.

- 1 WAITROSE / 0.2 MILES
- 2 THE SPITFIRE PUB / 0.3 MILES
- 3 ALDI / 0.2 MILES
- 4 ASDA / 0.3 MILES
- 5 KINGS HILL DENTAL / 0.5 MILES
- 6 COSTA COFFEE / 0.3 MILES
- 7 KINGS HILL COMMUNITY CENTRE / 0.3 MILES
- 8 MALLING HEALTH / 0.6 MILES
- 9 KINGS HILL GOLF CLUB / 0.5 MILES
- 10 DAVID LLOYD GYM / 0.7 MILES
- 11 KINGS HILL CRICKET CLUB / 0.8 MILES

Historic and Cultural Charm



A rich tapestry of open green spaces, rich history and a changing community.

The Landings offers you a fascinating lifestyle in an ever growing community, steeped in culture, harking back to medieval beginnings. Medieval farmland to a World War airfield; now a rural thriving modern village.



A Place of Landings

Kings Hill's connection with its history inspired a public art commission – A Place of Landings, a series of artworks by artist Richard Wolfströme. These include brass roundels embedded in the paving close to the Control Tower featuring the aircraft which flew from the former airfield.



THE CONTROL TOWER
CULTURAL CENTRE

For those wanting to embrace the history of the country, The Control Tower is a prime destination to explore the richness of England's past.

Just an 8 minutes' walk from your doorstep, you can experience a unique combination of historical education and modern entertainment with vast offerings of events and exhibitions to enjoy.

Fill Your Days

NATURE AND OUTDOORS

The picturesque harmony of Kent's modern countryside provides a serene backdrop to life's urban bustle. With expansive green space, tranquil waterways and diverse wildlife, your offerings for exploring the outdoor living is plentiful at The Landings.

Beautifully encompassed by endless green expanse, your urban oasis sits conveniently for a perfect blend of indoor and outdoor living. Kings Hill Golf Course provides enchanting views of meticulous architectural design, a tranquil spot to socialise and enjoy.



SPORT AND LEISURE

There are wonderful community facilities within Kings Hill, including local cricket and football clubs offering walking teams as well as opportunities to volunteer and get involved.

- 1 KINGS HILL GOLF COURSE
- 2 KINGS HILL CRICKET CLUB
- 3 INFINITY FITNESS UK KINGS HILL
- 4 KINGS HILL SPORTS PARK



SHOPPING AND EATING OUT:

Whether you're searching for stylish fashion, everyday essentials or culinary cravings, Kings Hill boasts a delightfully diverse range of options. With cosy cafés, charming cuisines and traditional pubs, there is something to everyone's taste.

Experience a great variety of shopping experiences within this bustling community. Supermarkets, speciality stores and fashion boutiques all sitting in the convenient, welcoming setting of Kings Hill.

■ HUMPHREYS FISH AND CHIPS

■ COSTA COFFEE

■ MEMPHIS BELLE



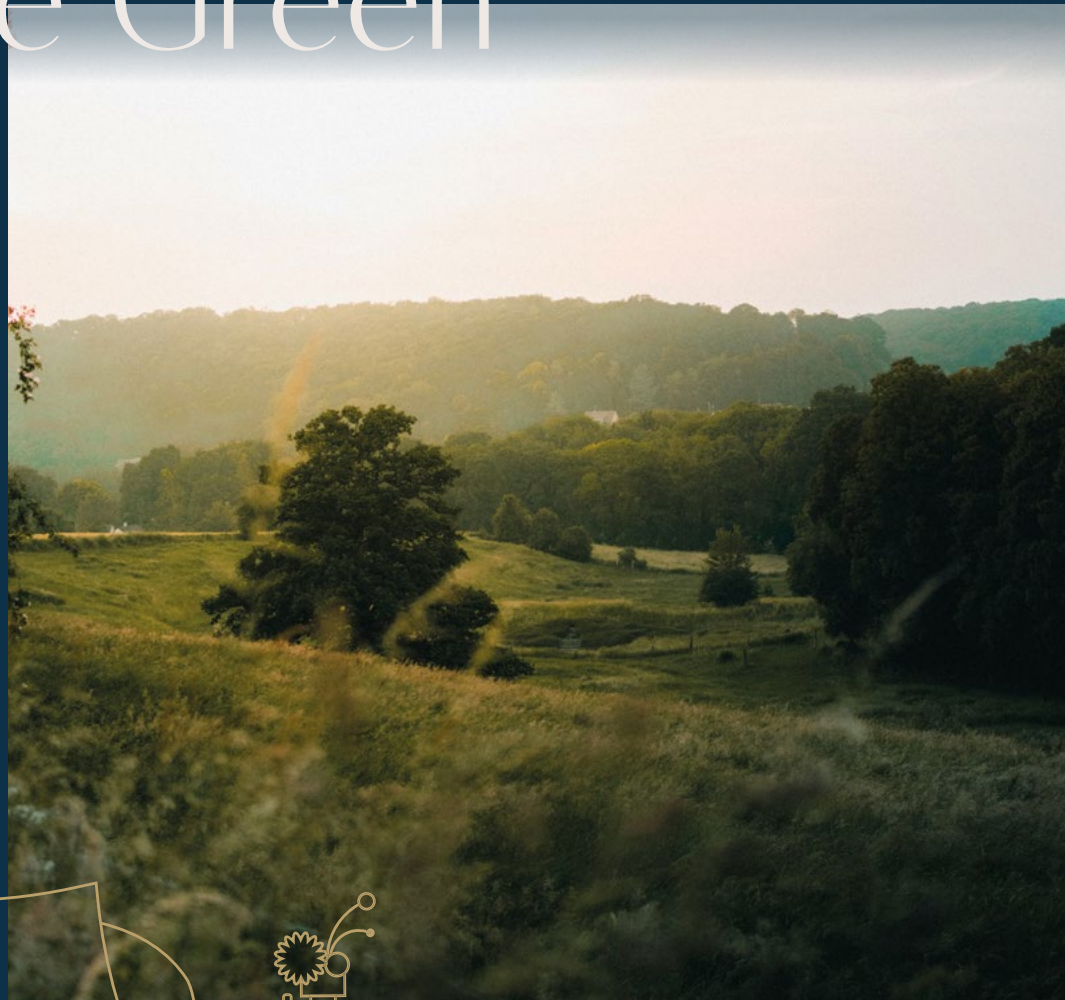
THE SPITFIRE PUB:

Built on a former Battle of Britain RAF base, this contemporary pub preserves the unique history of West Malling with a warm, modern charm.

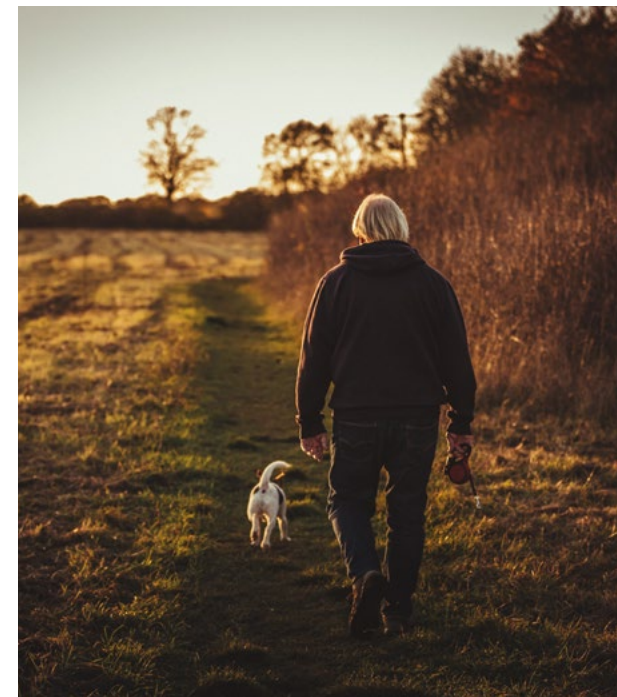
The Spitfire brings the community together with endless events to enjoy and get to know your wider community. Exceptional talents spotlight for specific dates to play live music and give you a night to remember.



Escape into the Green



With its charming villages, rolling hills, and tranquil waterways, the local area provides a much needed serene escape. Whether you're seeking peaceful walks through woodlands, exploring the local town, or simply enjoying the tranquillity of community living, Kings Hill offers a wealth of opportunities to connect and relax.



THE KENTISH COUNTRYSIDE

This peaceful getaway allows you to embark on excellent nature trails, enjoy a picnic with stunning views and be immersed in traditional English countryside.



INDULGE IN ADVENTURE

Engage in an endless variety of activities and sports where you can get to know your local community, whilst keeping fit.



DISCOVER HISTORIC CHARM

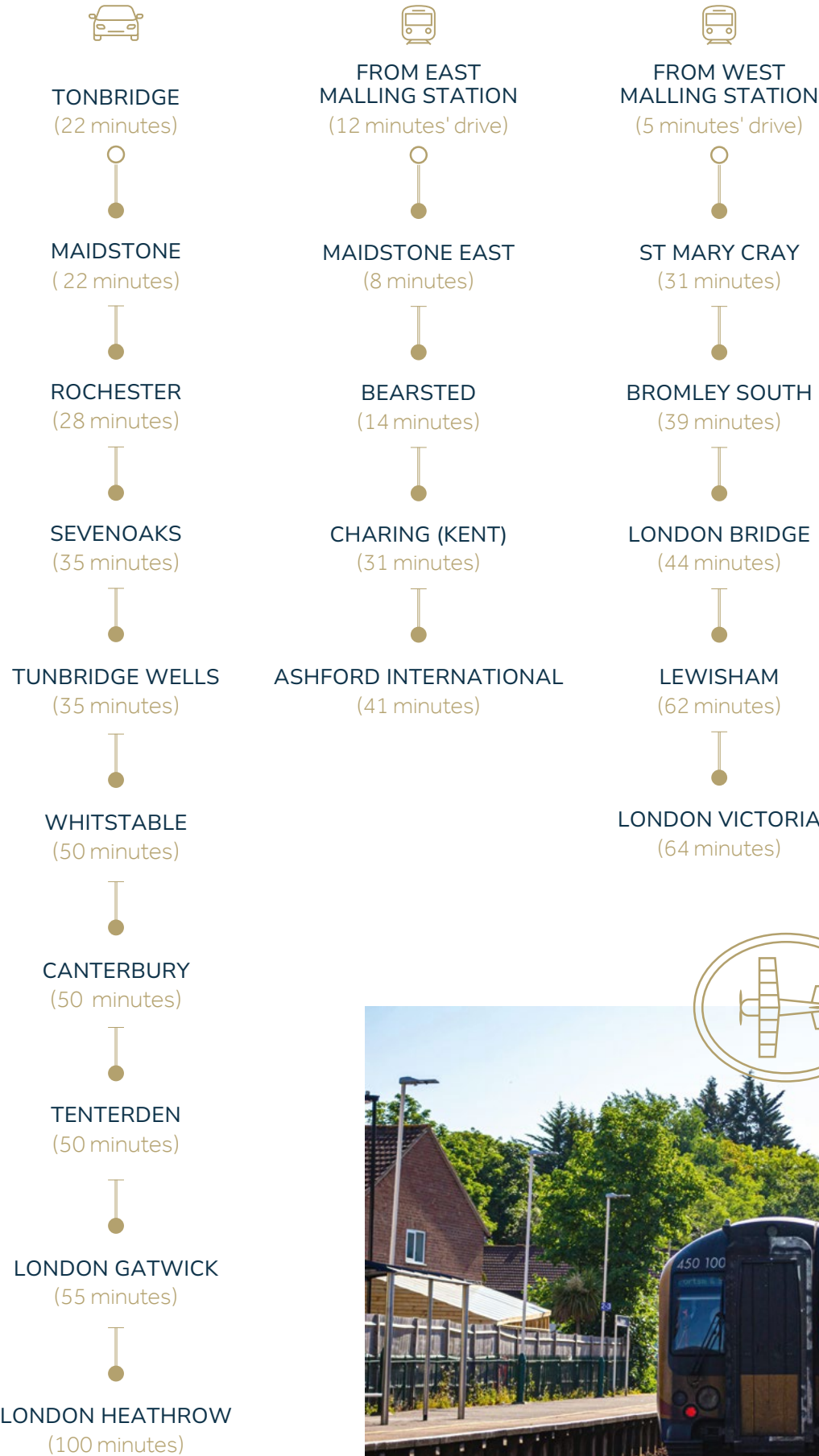
Steeped in its own history, Kent is surrounded by extensive historical culture in numerous towns and cities.

Making the Right Connection

The Landings has excellent transport links for local and further afield. You can hop on the regular bus services for convenient connections to nearby towns. With quick access to the A26, you are able to easily access London and explore other destinations, enjoying the benefits of a connected lifestyle.

	WEST MALLING STATION	5 minutes' drive
	WEST MALLING	7 minutes' drive
	MAIDSTONE	22 minutes' drive
	LONDON GATWICK AIRPORT	55 minutes' drive

ALL TIMES ARE APPROX. AND TAKEN FROM GOOGLE MAPS



Site Plan



Key

- P PARKING SPACES
- CG COMMUNAL GARDEN SPACES
- CS CYCLE STORE
- BS BIN STORES
- ▶ ENTRANCES TO THE BUILDINGS

GROUND FLOOR

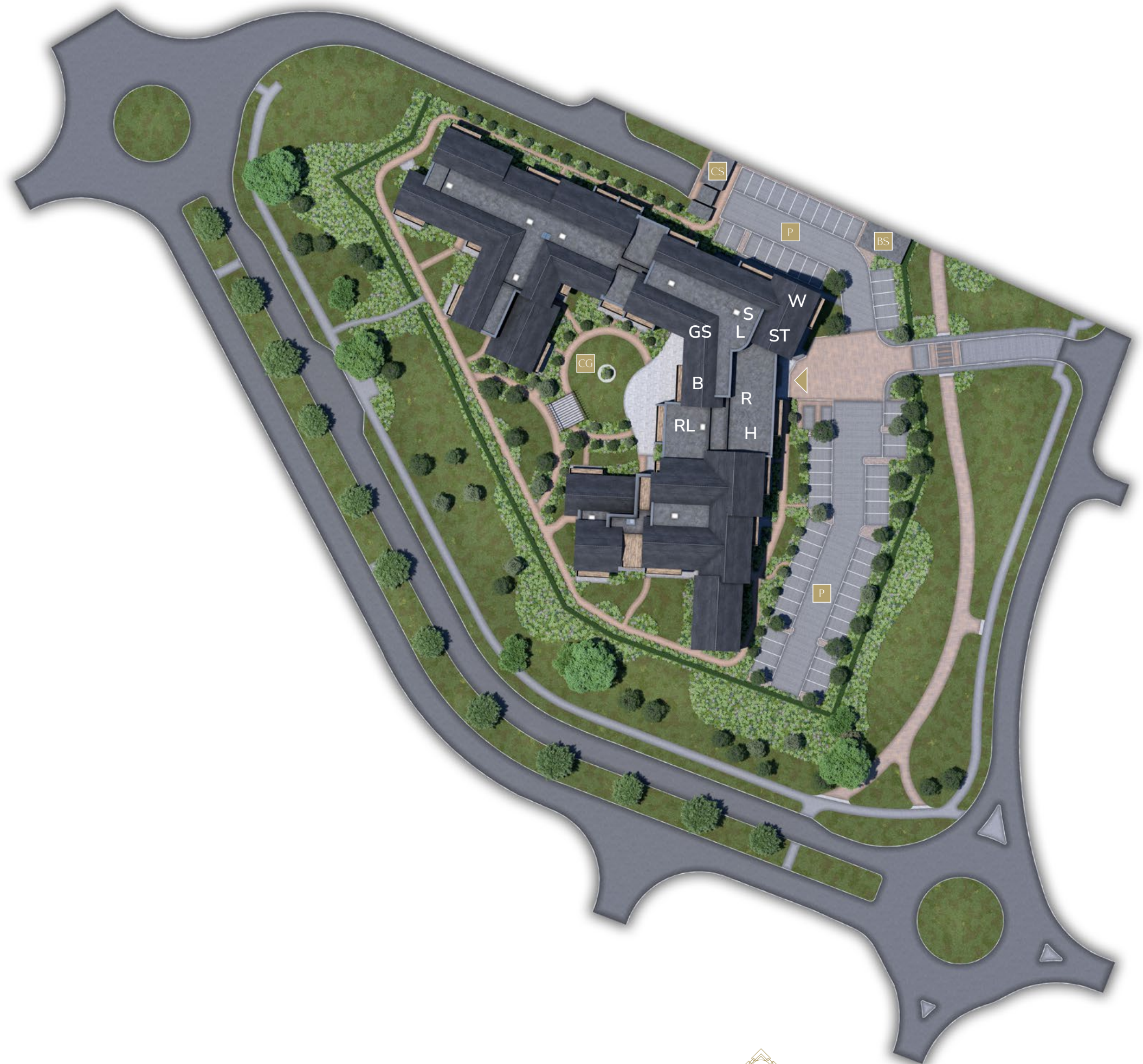
- RL RESIDENTS LOUNGE
- R RECEPTION
- H HAIR & BEAUTY SALON
- B BISTRO
- ST SCOOTER STORE
- W WELLNESS ROOM

SECOND FLOOR

- L LIBRARY

THIRD FLOOR

- GS GUEST SUITE
- S SNUG



ALPHA

BRAVO

2 Bedroom Apartment

1 Bedroom Apartment



DIMENSIONS

KITCHEN	3.41m x 2.45m	11'2" x 8'0"
LIVING ROOM	5.17m x 4.23m	17'0" x 13'11"
BEDROOM 1	4.54m x 3.07m	14'11" x 10'1"
BEDROOM 2	3.04m x 2.65m	10'0" x 8'8"
TOTAL AREA	781 sq ft	

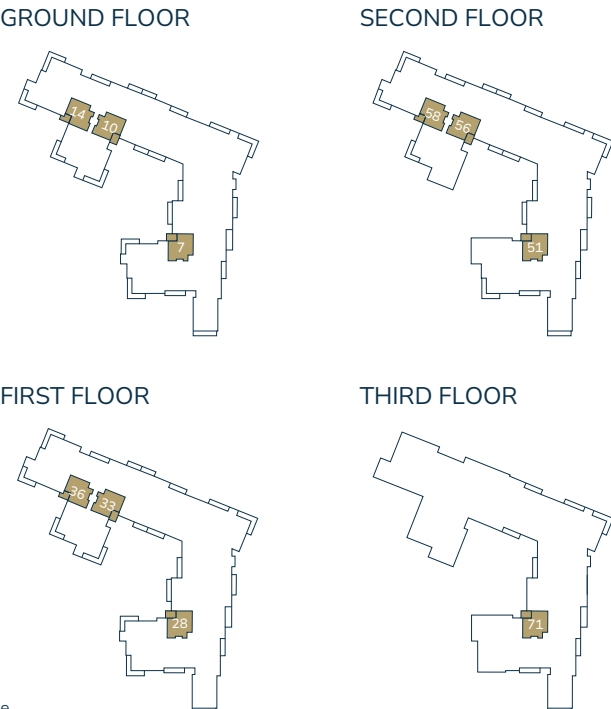
FLOORPLANS



DIMENSIONS

KITCHEN	3.58m x 2.44m	11'9" x 8'0"
LIVING ROOM	6.11m x 5.71m	20'1" x 18'9"
BEDROOM 1	4.54m x 3.16m	14'11" x 10'4"
TOTAL AREA	768 sq ft	

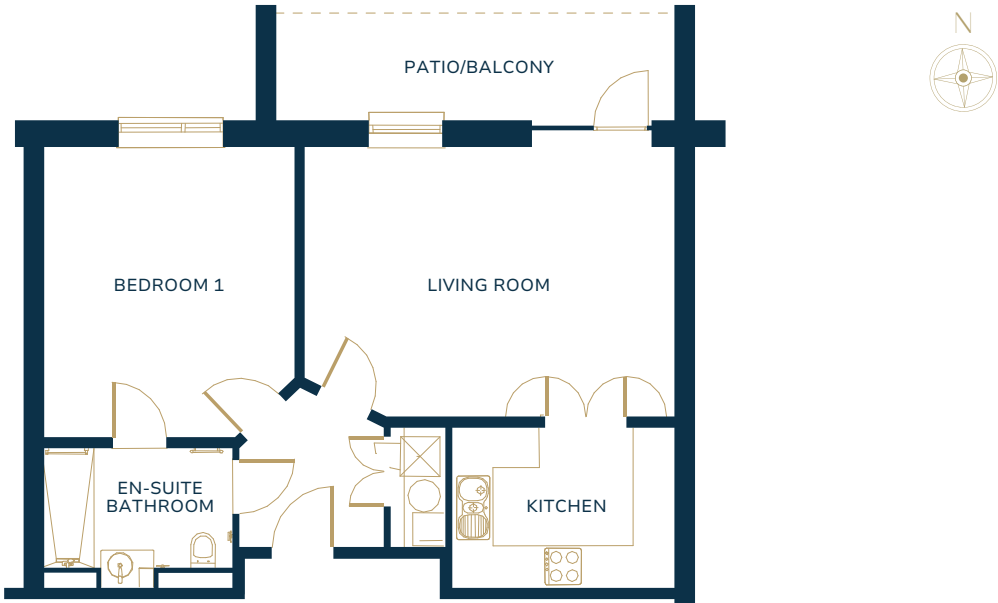
FLOORPLANS



All room dimensions shown are approximate measurements, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture.

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1 Bedroom Apartment



DIMENSIONS

KITCHEN	3.41m x 2.45m	11'2" x 8'0"
LIVING ROOM	5.59m x 4.23m	18'4" x 13'11"
BEDROOM 1	4.54m x 3.87m	14'11" x 12'8"
TOTAL AREA	673 sq ft	

FLOORPLANS



All room dimensions shown are approximate measurements, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture.

2 Bedroom Apartment



DIMENSIONS

KITCHEN	3.41m x 2.45m	11'2" x 8'0"
LIVING ROOM	6.03m x 4.49m	19'9" x 14'9"
BEDROOM 1	5.26m x 3.44m	17'3" x 11'3"
BEDROOM 2	4.14m x 2.90m	13'7" x 9'6"
TOTAL AREA	992 sq ft	

FLOORPLANS



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2 Bedroom Apartment

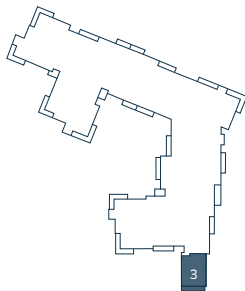


DIMENSIONS

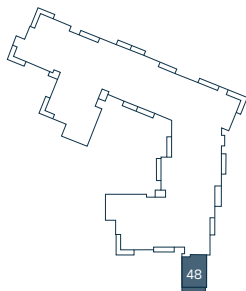
KITCHEN	3.07m x 2.45m	10'1" x 8'0"
LIVING ROOM	4.54m x 3.22m	14'11" x 10'7"
BEDROOM 1	4.45m x 3.66m	14'7" x 12'0"
BEDROOM 2	3.92m x 3.03m	12'10" x 9'11"
TOTAL AREA	960 sq ft	

FLOORPLANS

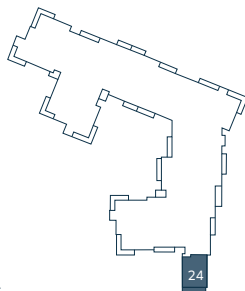
GROUND FLOOR



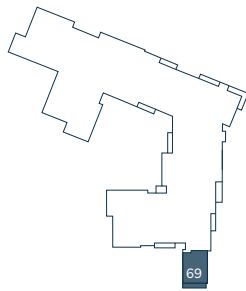
SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



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2 Bedroom Apartment

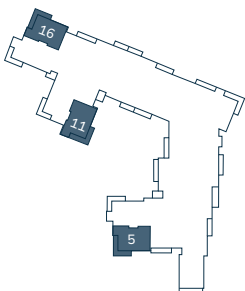


DIMENSIONS

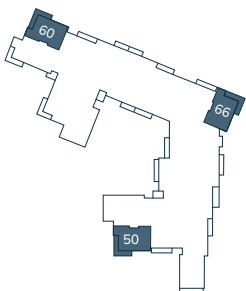
KITCHEN	5.24m x 2.85m	17'2" x 9'4"
LIVING ROOM	5.63m x 4.48m	18'6" x 14'8"
BEDROOM 1	5.26m x 3.41m	17'3" x 11'2"
BEDROOM 2	4.16m x 2.90m	13'8" x 9'6"
TOTAL AREA	1,044 sq ft	

FLOORPLANS

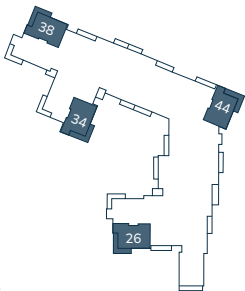
GROUND FLOOR



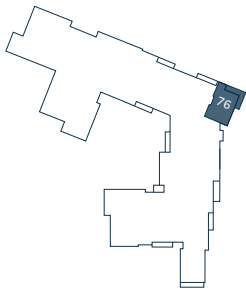
SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



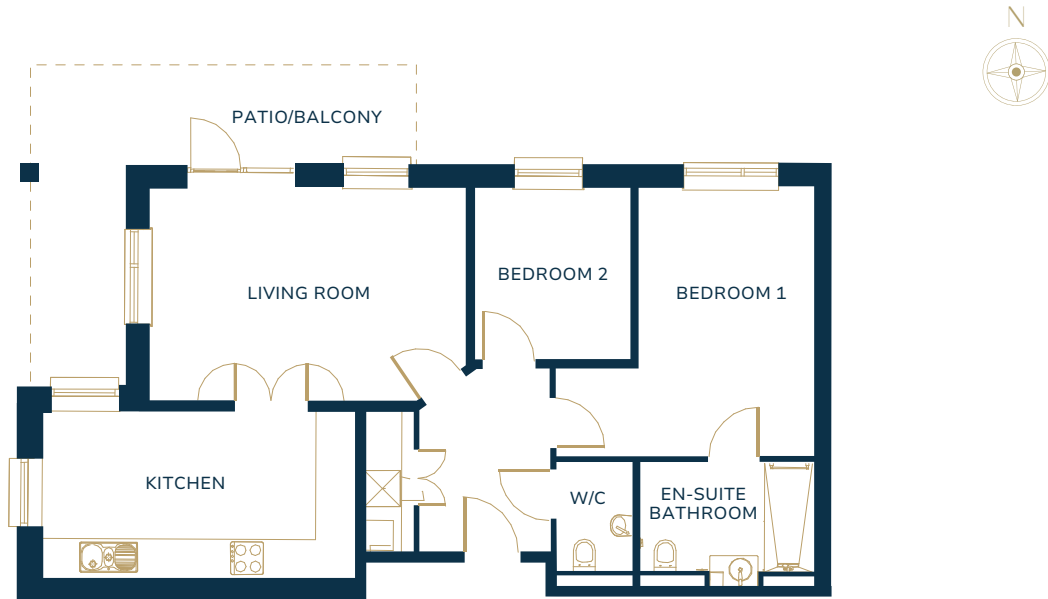
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THE LANDINGS

GOLF

2 Bedroom Apartment

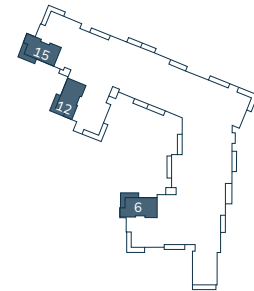


DIMENSIONS

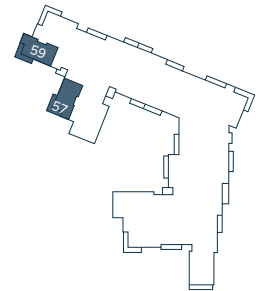
KITCHEN	5.24m x 2.85m	17'2" x 9'4"
LIVING ROOM	5.30m x 3.83m	17'5" x 12'7"
BEDROOM 1	4.54m x 4.26m	14'11" x 14'0"
BEDROOM 2	3.04m x 2.62m	10'0" x 8'7"
TOTAL AREA	832 sq ft	

FLOORPLANS

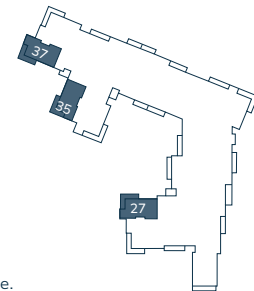
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



All room dimensions shown are approximate measurements, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture.



Specification



SECURITY AND SAFETY

- ◆ ENS Warden Call system – one pendant per apartment
- ◆ Site-wide CCTV
- ◆ Door entry system
- ◆ Mains-wired smoke detectors in ceilings throughout building linked to main fire alarm system

SUSTAINABILITY FEATURES

- ◆ Low-energy lighting with LED type luminaires
- ◆ Individual cylinder of hot water to all homes
- ◆ Individual metering to apartments, charged by Sycous

KITCHEN

- ◆ Symphony kitchens
- ◆ 1.5 kitchen sink with Zenos lever tap with splashbacks fitted
- ◆ Under unit LED lighting
- ◆ Downlights
- ◆ Soft-close drawers
- ◆ Karndean Knight vinyl floor tiles
- ◆ Integration of low level fridge and freezer

UTILITY

- ◆ Fitted wall unit
- ◆ Washer/dryer included

BATHROOMS AND ENSUITE

- ◆ Bathroom floors tiled with Bellacasa Dekota
- ◆ Level access walk-in shower
- ◆ VitrA Basis mirror wall cabinet
- ◆ Heated wall towel rail
- ◆ Shaving point

ACCESSIBILITY FEATURES

- ◆ Stairs to each wing and central lobby
- ◆ 2x lifts
- ◆ Staffed reception with 24/7 Anchor On Call service

OTHER

- ◆ 10-year NHBC warranty
- ◆ Brushed steel switches and sockets. Standard white in utility room
- ◆ Brushed steel media plates
- ◆ Underfloor heating with digital thermostat in each room. En-suites on separate thermostat to the bedroom
- ◆ Double glazed, aluminium-framed windows finished in grey externally and white internally. Top or side hung casements fitted with restrictors
- ◆ Telephone connections

About Anchor



We have been helping people get the most out of later life since 1968 and are proud to have become England's largest not-for-profit provider of housing and care for older people.

At The Landings, we have channelled all of our experience, passion and expertise to create an exceptional community that redefines standards in later living.

We make sure all our profits are invested back into the communities we create, ensuring an uncompromising approach to quality and the reassurance that we will always act in the best interests of our residents. We are driven by relationships, and our continued success is firmly founded on an unwavering commitment to openness, honesty and respect.



Hear from one of our couples

Our residents, Jack and Tina, moved in after falling in love with the local community of Kings Hill and the warm, welcoming environment at The Landings.

Scan here to watch the full case study:





How to contact us?

1A Hazen Road, Kings Hill, Kent, ME19 4SU

To find out more about The Landings,
please get in touch to book your visit.



Telephone: 01732 807 558
Website: the-landings.org.uk
Email: tlsales@anchor.org.uk

Anchor Hanover Group is a charitable community benefit society with registered society No 7843.
Registered Provider No. LH4095. Registered office: Anchor Hanover Group, 2 Godwin Street, Bradford, BD1 2ST

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anchornewhomes.org.uk