

Edgar Close, Kings Hill, Kent, ME19 4JE

- 2nd floor vaulted ceiling apartment
- Allocated parking space
- Balcony
- Prestigious kingshill area.
- Ensuite to master bedroom
- Gas fired central heating

Guide Price £325,000



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DESCRIPTION

Welcome to this modern purpose-built flat located in the prestigious area of Kings Hill, specifically on Edgar Close. This delightful property, constructed in 2004, offers a generous living space, making it an ideal choice for those seeking comfort and convenience.

As you enter the spacious hallway, you are greeted by the reception room with a stunning vaulted ceiling and floor to near ceiling windows, as well as double doors, which open out onto the balcony, adding an airy and open feel to the living area. This inviting space is perfect for both relaxation and entertaining guests.

The fully fitted kitchen with electric fan oven and hob flows off of the lounge, comprising of ample wall and base units with work surfaces, extractor hood and tiled flooring . The flat comprises of two well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room, providing a private sanctuary for your comfort.

In addition to the en-suite, there is a delightful modern family bathroom, ensuring that both residents and visitors have ample facilities. The property is equipped with gas-fired central heating, ensuring warmth and comfort throughout the colder months you'll find ample storage in the two built in cupboards in the hallway too, as well as a loft access.

One of the notable features of this flat is the allocated parking space, complete with spacious storage to the rear of the parking space, a valuable asset in this sought-after location. Kings Hill is renowned for its community spirit and excellent amenities, making it a desirable place to live.

This property presents a wonderful opportunity for first-time buyers, downsizers, or investors looking for a modern flat in a prime location. With its appealing features and contemporary design, this flat is sure to attract interest. Do not miss the chance to make this charming residence your new home.

Services: Gas fired central heating, mains drainage and mains electricity.

Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Broadband: Ultrafast max download 80 Mbps Superfast max download 30 Mbps

Lease Term - 999 Years Remaining - 979

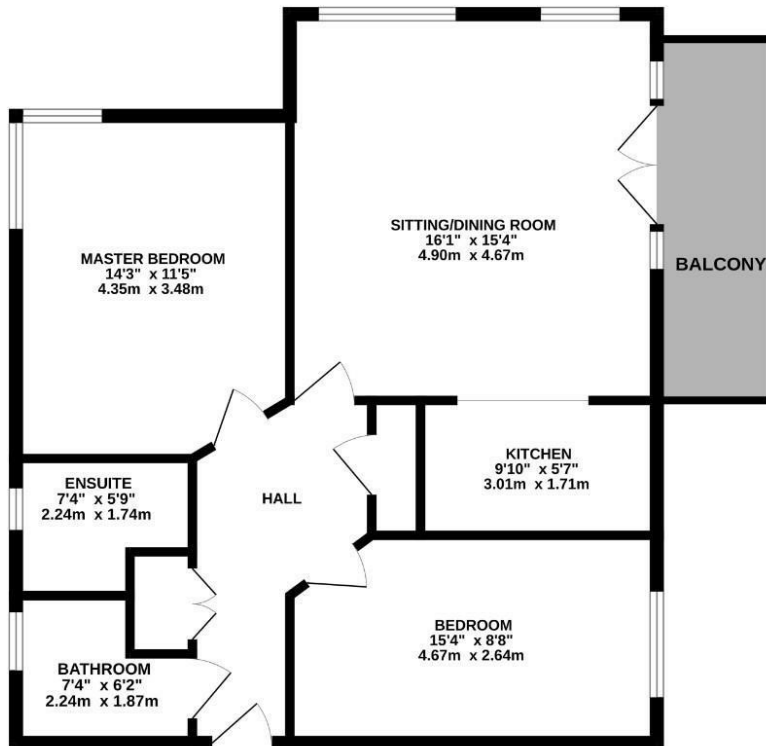
Ground Rent - £360.00

Service Charge - £1,939.60





TOP FLOOR



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 is given as to their operability or efficiency can be given.
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Viewings

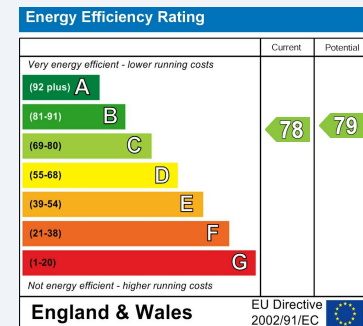
Please contact Maidstone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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