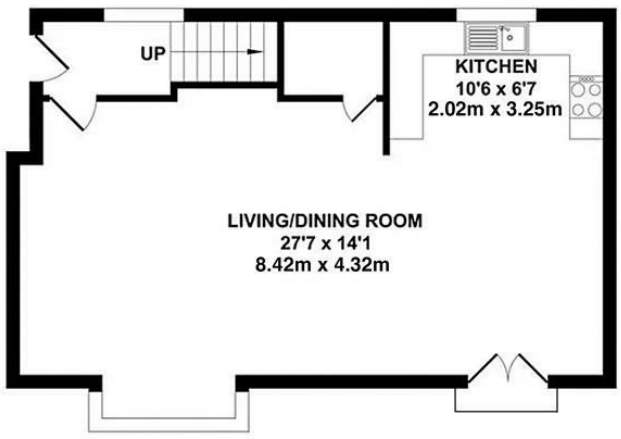
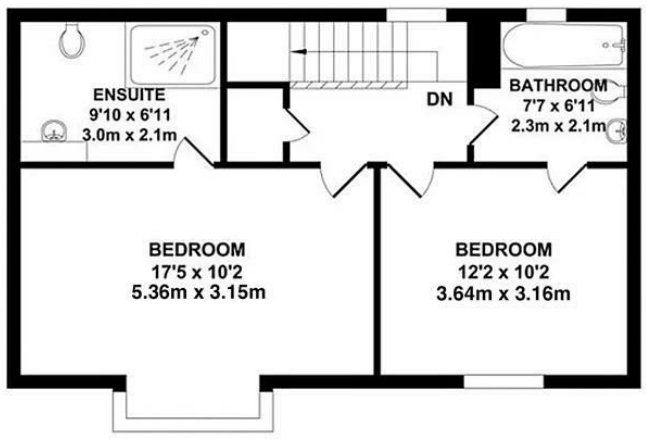
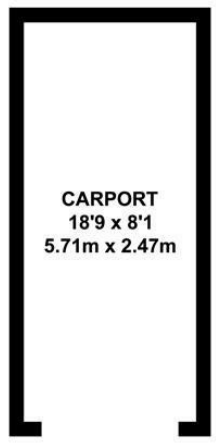


GROUND FLOOR
APPROX. FLOOR AREA
517 SQ. FT.
(48.03 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
533 SQ. FT.
(49.53 SQ. M)



CAR PORT
APPROX. FLOOR AREA
153 SQ.FT.
(14.10 SQ.M.)

TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.66 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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The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search



Queen Street

Kings Hill ME19 4JP

Guide Price £325,000

Tenure: Leasehold

Council tax band: D

KHP
www.khp.me

This substantial two-bedroom duplex apartment is ideally situated in the heart of Kings Hill, with an excellent range of amenities right on your doorstep.

Offering an impressive 1,200 sq ft of versatile living space, this apartment is well suited to a variety of buyers, whether you're looking for your first home, a convenient downsize, or an attractive investment opportunity.

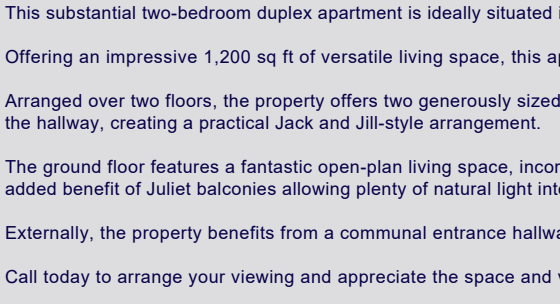
Arranged over two floors, the property offers two generously sized bedrooms. The principal bedroom benefits from a modern en-suite, while the second bedroom has direct access to the family bathroom. The bathroom can also be accessed from the hallway, creating a practical Jack and Jill-style arrangement.

The ground floor features a fantastic open-plan living space, incorporating the kitchen, lounge and dining areas into one sociable and versatile room. This spacious layout creates an ideal setting for both everyday living and entertaining, with the added benefit of Juliet balconies allowing plenty of natural light into the space.

Externally, the property benefits from a communal entrance hallway serving just two apartments, creating a sense of privacy and exclusivity. There is also an allocated carport space.

Call today to arrange your viewing and appreciate the space and versatility this impressive apartment has to offer.

- Sizable apartment
- Close to amenities
- Close to Schools
- Duplex
- Open plan living
- Allocated parking
- Ensuite
- Juliet balconies
- 2 Bedrooms
- EV charging available













ADDITIONAL INFORMATION

Leasehold
Length of Lease - 999 from 2006
Ground rent £250 p.a
Kings Hill Charge £462 p.a
Hml maintenance £ 1484.88 pa
Estate charge £374.88 p.a
Council tax band - D
EPC- C





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.

