



Amelia Court

Kings Hill ME19 4RH

Offers In The Region Of £475,000



COUNTRY HOMES

Kings Hill ME19 4RH

An impressive GROUND FLOOR 2 bedroom apartment. In excess of 1400sqft this apartment offers generously proportioned accommodation. Located in the highly sought after Avion Gardens that is nestled between Kings Hill Golf Course and woodlands. Boasts GARAGE & sunny patio (West facing). This exclusive building of just 6 luxury apartments is highly sought after.

The building has a front and rear entrance. The communal areas are kept in pristine condition. Once in you are in the apartment the internal accommodation offers hallway with storage cupboards, spacious open plan living/dining room with double doors to a patio garden, study (currently used as a dining room), kitchen with integrated appliances, large utility cupboard, main bedroom with en-suite and fitted wardrobes, second double bedroom also with fitted wardrobes and main bathroom.

Externally the apartment offers a small patio garden, further communal gardens, garage (with electric door and power) and allocated parking. There is also ample visitor parking around Avion Gardens.

- Highly Sought After, Exclusive Building of Just 6 Luxury Apartments
- Share of Freehold
- Ground Floor Apartment
- Impressive Size & Specification
- Garage & Allocation Parking
- Patio Garden (Sunny West Facing Aspect)
- 2 Double Bedrooms
- Bathroom & Ensuite
- Fully Integrated Kitchen
- Generous Size Reception Room





GROUND FLOOR
APPROX. FLOOR AREA
1250 SQ.FT.
(116.13 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
181 SQ.FT.
(16.79 SQ.M.)

TOTAL APPROX. FLOOR AREA 1431 SQ.FT. (132.92 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	86	86
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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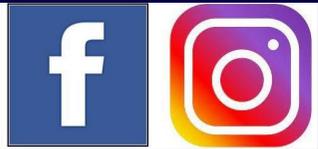
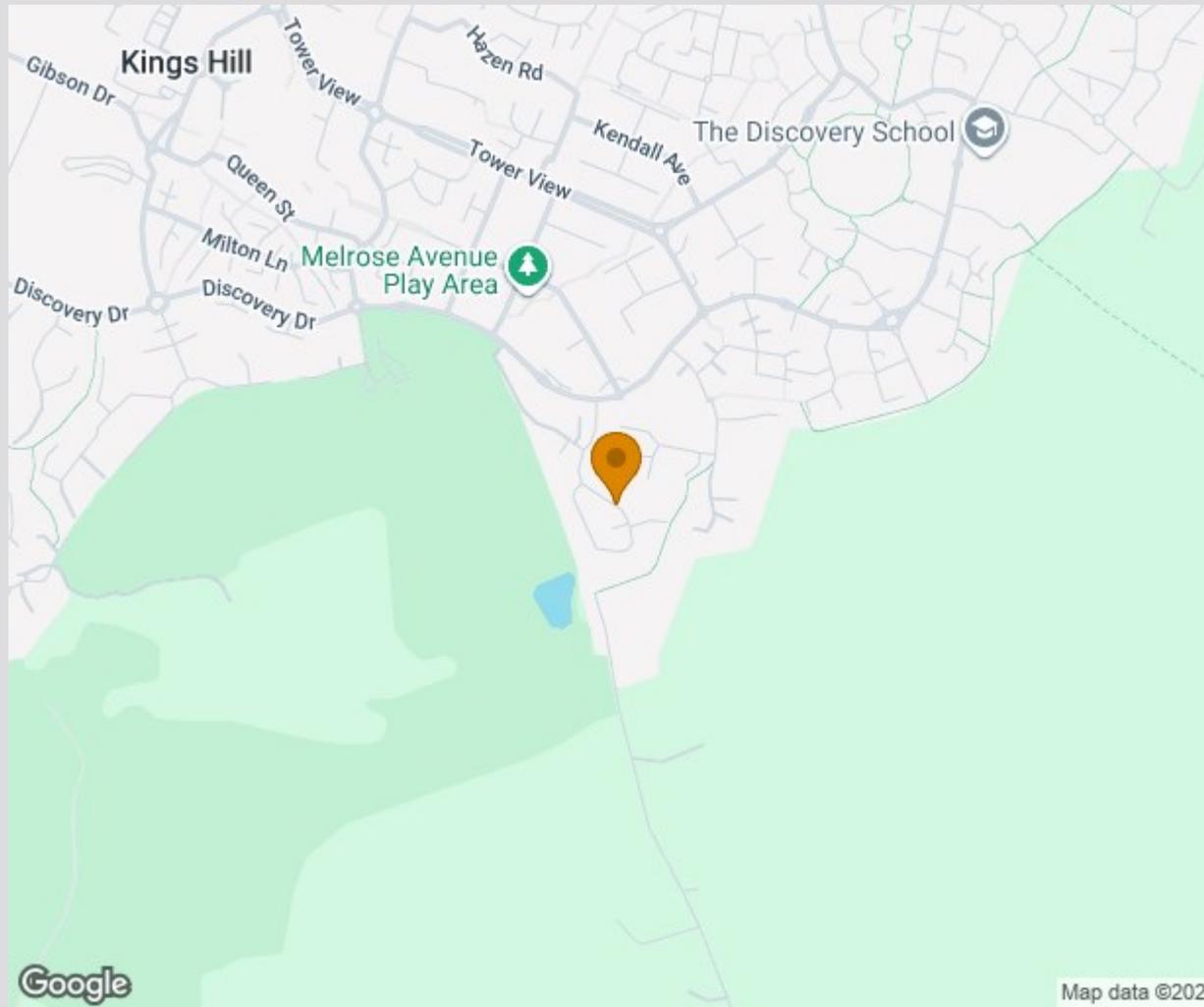




Location Map

Tenure: Leasehold - Share of Freehold

Council tax band: F



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