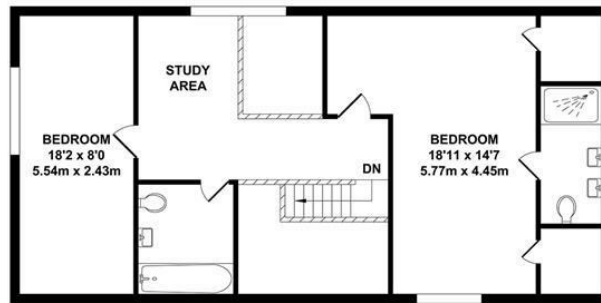
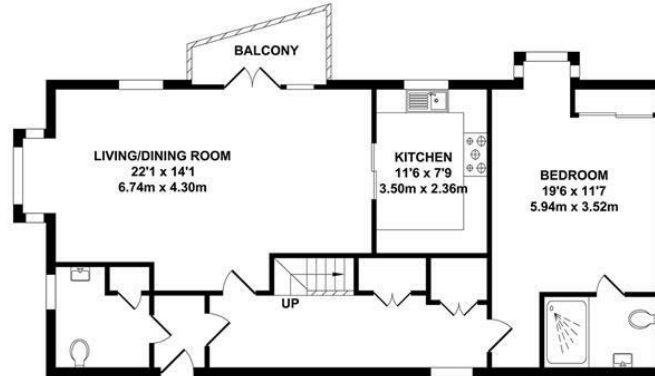




FIRST FLOOR
APPROX. FLOOR AREA
688 SQ.FT.
(63.89 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
838 SQ.FT.
(77.87 SQ.M.)

TOTAL APPROX. FLOOR AREA 1526 SQ.FT. (141.76 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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Queen Street
Kings Hill ME19 4JP
Guide Price £400,000

Tenure: Leasehold

Council tax band: F



GUIDE PRICE *** £400,000 - 425,000** PENTHOUSE APARTMENT

Simply STUNNING penthouse apartment. Has to be viewed to appreciate what it has to offer. In excess of 1500sqft this home is incredibly SPACIOUS. Boasts impressive HIGH CEILINGS and vast amounts of glazing flooding the apartment in natural light. Excellent parking facilities and ground floor storage. SOUTH FACING Balcony.

Internally the accommodation is split over two levels. The ground level comprises entrance hall with ample storage cupboards, guest toilet, impressive size living/dining room with doors to your balcony, modern kitchen (with pocket doors meaning it can be closed off or used into an open plan feel) and large bedroom with built in wardrobes and ensuite. To the duplex level is an attractive landing area with study space, huge main bedroom suite with walk in wardrobes and ensuite, further large bedroom and bathroom.

Externally you have the outdoor space of your balcony and to the ground floor you have gated access to the parking area where you have a car port and second parking space. You also have a lockable storage cupboard under the building.

- Spacious Duplex Apartment
- Fabulous Amount of Natural Light
- South Facing Balcony
- 3 Large Bedrooms (Main Bedroom with Walk in Wardrobes)
- 2 Ensuities, Bathroom & Cloakroom
- Open Plan Living Space
- High Ceilings
- Car Port with Storage to Rear & Parking Space
- Separate Ground Floor Storage Cupboard Under Building

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(95 plus) A			(95 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

Leasehold
999 year lease from Aug 2009
Service Charge (Nationspaces) - £167pcm
Kings Hill Management Charge for 2024 - £444pa
Council Tax Band F
EPC Rating B
Externally Redecorated in 2023.
Underfloor heating.

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.

