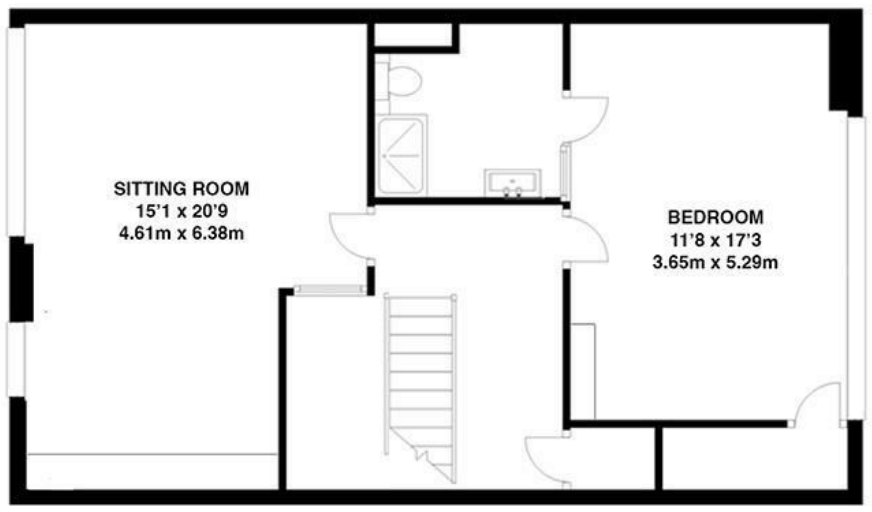


GROUND FLOOR
APPROX. FLOOR AREA
776 SQ.FT.
(72.10 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
760 SQ.FT.
(70.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 1536 SQ.FT. (142.80 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

Sungold Walk

Kings Hill ME19 4EZ

Guide Price £400,000

Tenure: Leasehold

Council tax band: G

KHP
www.khp.me

NO ONWARD CHAIN

This contemporary 3 Bedroom penthouse apartment is situated in the heart of Kings Hill, with views reaching the north downs, this top floor apartment is unique and rare home to acquire.

Situated on the top floor, this duplex apartment, benefits from a beautifully presented and modern open kitchen living area, with direct access to its large balcony, providing private outdoor space for this apartment. The ground floor in this apartment also comprises of a spacious hallway, two bedrooms, one of which has an ensuite, and a family bathroom.

The first floor benefits largely from a sizeable living room, a spacious landing, and a spectacular principal bedroom with a modern en suite.

Externally, there is an allocated parking area within a gated development associated with the block.

- Three Bedroom
- Duplex Penthouse Apartment
- Three Bathrooms
- Two En Suite Shower Rooms
- Kitchen / Dining Room
- Large Sitting Room
- Feature Vaulted Ceiling
- Centrally Located
- Roof Terrace
- NO ONWARD CHAIN













ADDITIONAL INFORMATION

Council Tax Band G (£4,120) PA
999 Year lease from 2011 - 984 years left
Kings Hill Management charge - £444 PA (approx)
Service charge - £2,385.02 PA
EPC- C

LOCAL INFORMATION

Kings Hill is a modern, 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, maintenance and 24 hour security services for the local residents, which means that the area is safe, clean and consistently maintained to a high standard.

This American-style of "concept living" has proven very popular and it engenders a strong sense of community amongst the local residents. Kings Hill offers excellent commuting facilities with easy access to to the M20, a regular bus services to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct to West Malling station, where trains run to London Victoria and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, two highly coveted primary schools (for details see kingshillschool.org.uk and discovery.kent.sch.uk) and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre with range of classes and activities, nature park 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 the Asda 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.

