The Property Ombudsman

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Lindel Court

Kings Hill ME19 4HQ

Guide Price £475,000

Tenure: Freehold

Council tax band: F

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CHAIN FREE

This three bedroom home is in the heart of Kings Hill, situated a 5 minute walk from of all Kings Hills amenities, this home is perfect for anyone seeking the convenience.

Set over 3 floors, this home benefits from two bedrooms on the ground floor, a family bathroom, and direct access onto the low maintenance garden.

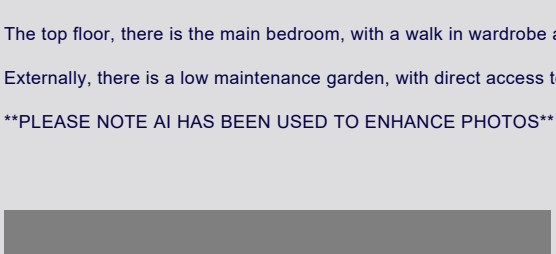
On the first floor, the living area and kitchen can be found, with a modern kitchen and big windows allowing the home to be filled with light.

The top floor, there is the main bedroom, with a walk in wardrobe and en suite, plus a room with a mezzanine which is perfect for an office!

Externally, there is a low maintenance garden, with direct access to the single garage and driveway.

PLEASE NOTE AI HAS BEEN USED TO ENHANCE PHOTOS

- CHAIN FREE
- 3 Bedrooms
- Garage
- Low maintenance garden
- Mezzanine
- Central location
- Close to Schools
- Close to shops









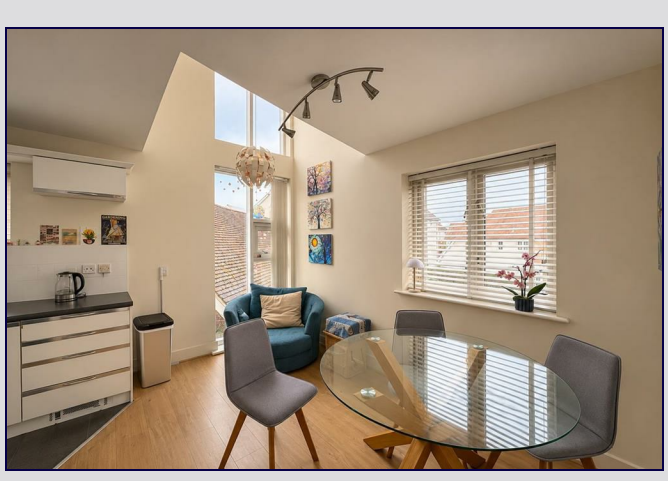




ADDITIONAL INFORMATION
Freehold
Kings Hill Management Charge for 2025 - £462pa.
Local Estate Charge - £630 (Approximate)
Built by in
Council Tax Band - F
EPC Rating -

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.



