

**First Floor**  
Approx. 72.1 sq. metres (776.0 sq. feet)



01732 522 822  
info@khp.me



**Niagara Close**  
West Malling ME19 4HR  
Guide Price £325,000

Tenure: Freehold

Council tax band:

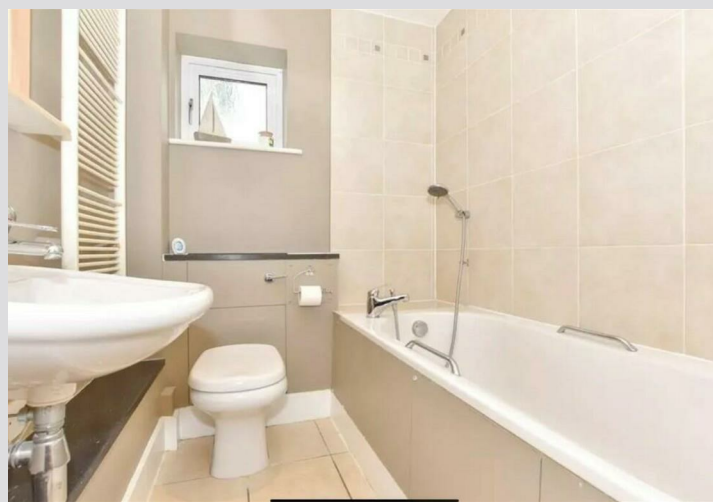


This immaculately presented two-bedroom apartment is located in the heart of Kings Hill, with a wide range of amenities right on your doorstep. Perfect for anyone seeking a lifestyle of convenience, this property offers modern living in a highly desirable location.

The apartment comprises two generously sized bedrooms, one of which benefits from an en-suite bathroom, along with a spacious open-plan lounge, kitchen, and dining area featuring a high-quality Burnhill kitchen. There is also a contemporary family bathroom and a private balcony.

Externally, the property benefits from a single car port, with additional visitor parking spaces conveniently located nearby.

- CHAIN FREE
- Burnhill kitchen
- 2 Bedrooms
- Balcony
- Open plan kitchen diner
- Central location
- Car port
- Ensuite



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(92-100) A		(92-100) 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

#### ADDITIONAL INFORMATION

Leasehold  
Kings Hill Management Charge for 2025 - £444pa.  
Service Charge (PJJS) - £1880pa inc building insurance  
LEMC Charge - £741pa  
Length of Lease - 999 years from 2006

#### 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.

