

TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.33 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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Amber Lane
Kings Hill ME19 4FT
Guide Price £240,000

Tenure: Freehold

Council tax band: D



****GUIDE PRICE £240,000 - £250,000****

Kings Hill Properties are delighted to present this beautifully presented and spacious ground floor apartment, ideally situated within the highly sought-after Kings Hill development. Offering a perfect blend of modern living and convenience, this property is well suited to professionals, couples, or small families looking to enjoy a well-connected and vibrant community.

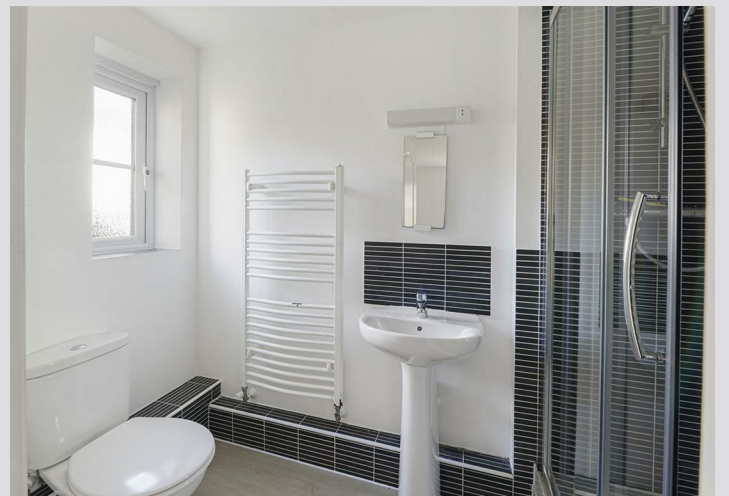
The accommodation is thoughtfully arranged and comprises a bright and contemporary open-plan living and kitchen area, providing an excellent space for both everyday living and entertaining. The kitchen is fully equipped with a range of integrated appliances, including a gas hob, double electric oven, fridge/freezer, and washer dryer, all complemented by ample storage and worktop space.

The property further benefits from two generously sized double bedrooms, with the principal bedroom featuring a modern en-suite shower room. A well-appointed family bathroom serves the second bedroom and guests, finished to a good standard.

Externally, the apartment enjoys access to well-maintained communal garden areas, offering a pleasant outdoor space to relax. Additional features include allocated parking, a secure entry phone system, double glazing throughout, and gas central heating, ensuring comfort and efficiency all year round.

Situated within the ever-popular Kings Hill development, residents benefit from a wide range of local amenities including shops, restaurants, leisure facilities, and excellent transport links, all within easy reach.

- CHAIN FREE
- Ground floor
- Communal garden
- Allocated parking
- Ensuite
- Close to sports park
- Woodland walks nearby
- Great investment opportunity



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	83		

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20).
Environmental Impact (CO₂) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20).

England & Wales EU Directive 2002/91/EC

ADDITIONAL INFORMATION

Share of freehold
 125 year lease from 2010
 Kings Hill Management Charge for 2025 - £444
 Service charge - £2100 per annum
 Ground Rent - NONE
 Built in 2010
 Council Tax Band D
 EPC Rating C

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.

