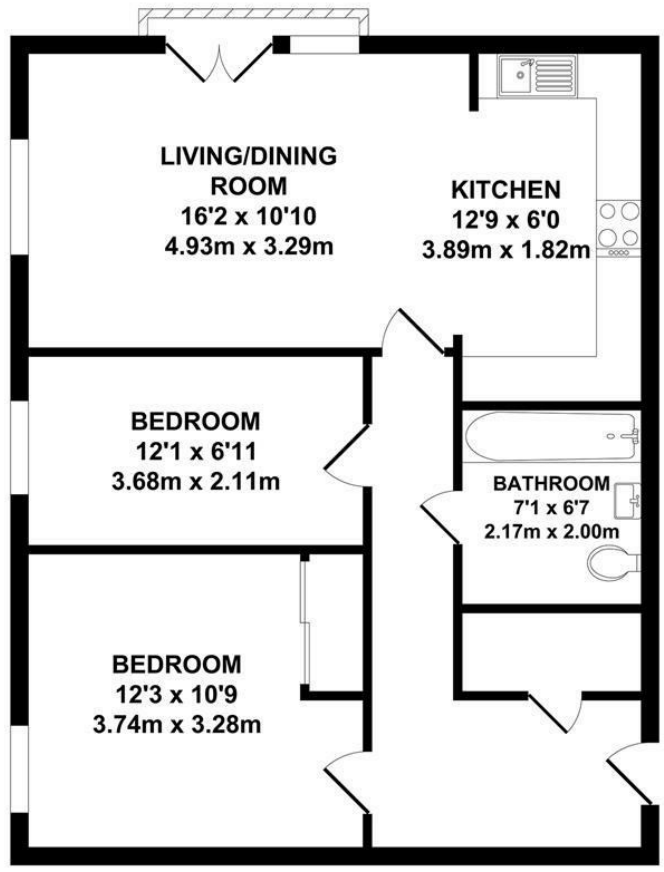

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.83 SQ.M.)

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

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www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search

Nottingham Drive

Kings Hill ME19 4UD

Price £275,000

Tenure: Leasehold

Council tax band: D

KHP
www.khp.me

*** CHAIN FREE ***

This well presented 2 bedroom apartment is situated in the ever popular Kings Hill development.
Within a close proximity, you have everything you need on your door step, with Aldi and Valley Invicta primary school a stone throw away, and only a 5 minute walk from the main square, you could be more conveniently located.

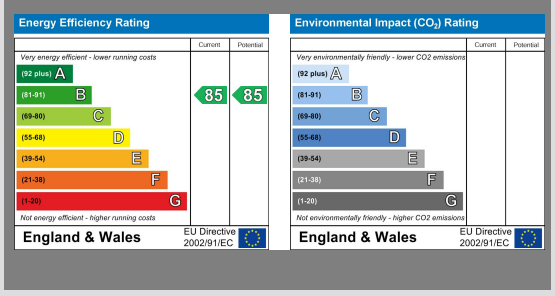
The property is situated on the 2nd floor, and comprises of 2 bedrooms, Lounge/Kitchen/Diner area, family bathroom and generous sized hallway. In the main bedroom, there is also fitted wardrobes.

Externally there is a key fob entry system and an allocated parking space.

CALL NOW TO VIEW!

40% shared ownership available on this property

- CHAIN FREE
- 2 bedrooms
- Allocated parking
- 40% Share available to purchase
- Family bathroom
- Close to amenities
- 2nd floor



ADDITIONAL INFORMATION

Leasehold
999 Year lease from 2020
Service charge (including kings hill estate management charge) - £71.68 pcm
Rent for the remaining share - £438.61 pcm (only applicable on shared ownership)
Built in 2020
Housing association is Clarion
Council Tax Band - D
EPC Rating - B

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.