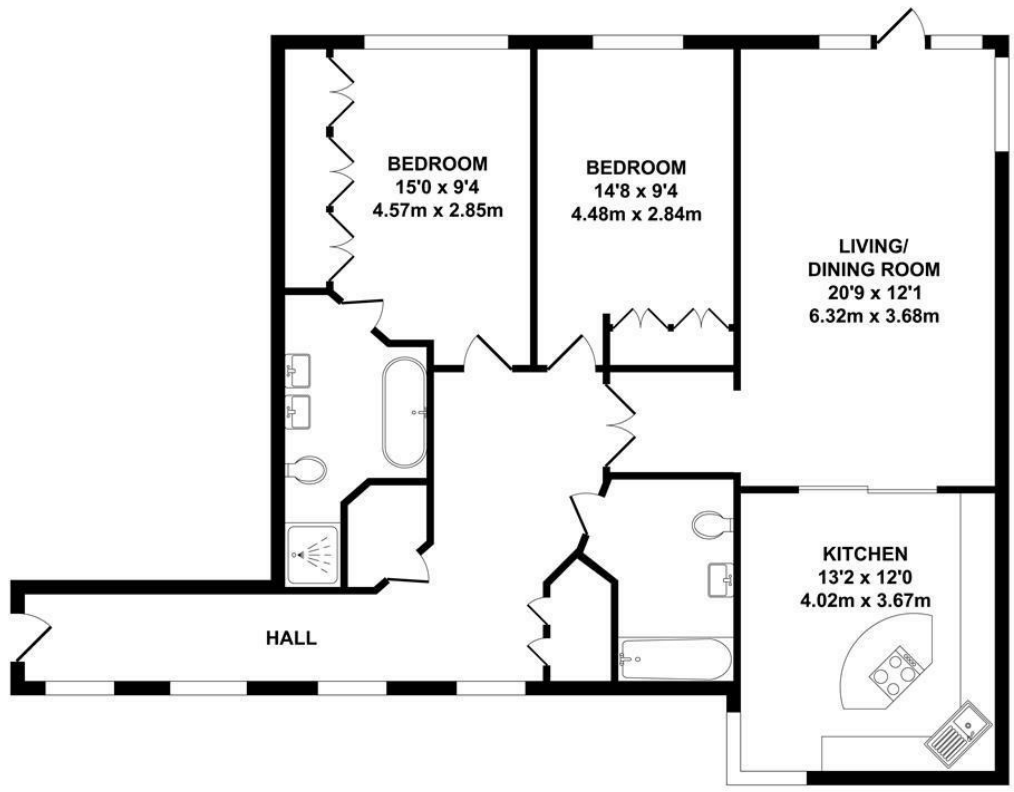

TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.39 SQ.M.)

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

Gibson Drive

Kings Hill ME19 4LJ

Guide Price £450,000

Tenure: Freehold

Council tax band: E

KHP
www.khp.me

CHAIN FREE GUIDE PRICE £450,000 - £475,000**

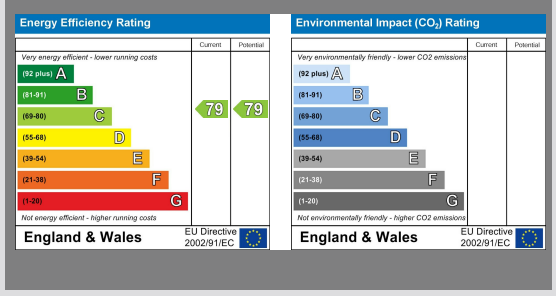
An impressive ground floor apartment located within the highly sought-after Kings Hill development, in the exclusive Guys Court. Ideally positioned just a short walk from the wide range of local amenities, this superb home offers a relaxed and convenient lifestyle.

The accommodation comprises two well-proportioned bedrooms, both benefiting from fitted storage, and two bathrooms, including a modern en-suite to the principal bedroom. The apartment also features a spacious living room, a well-maintained kitchen with a central island, and a bright, welcoming hallway with ample built-in storage throughout.

Externally, the property enjoys a private patio area accessed directly from the living room, along with beautifully maintained communal gardens that provide a peaceful and private setting.

Further benefits include an oversized single garage with power supply, as well as ample visitor parking.

- CHAIN FREE
- Ground floor
- 2 bedrooms
- Fitted wardrobes
- Ensuite
- Private outdoor space
- Communal Garden
- Garage with power
- Plenty of visiting spaces available
- Generous living space

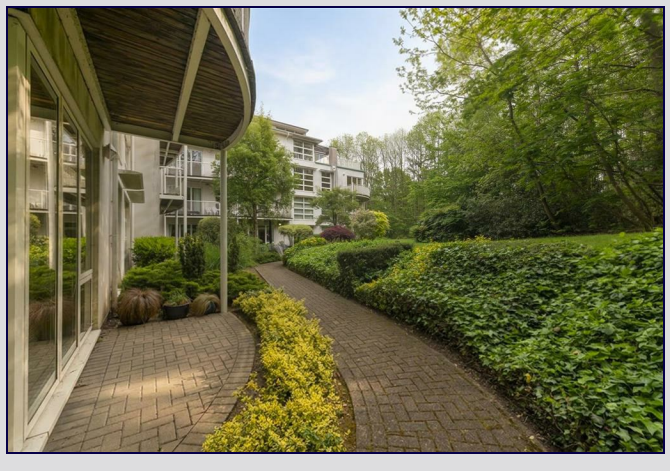


ADDITIONAL INFORMATION

Kings Hill Management Charge - £375 + VAT pa
Share of freehold
Service charge - £297.30pcm
Built in 2004
Length of lease from new 999
Council Tax Band - E

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.