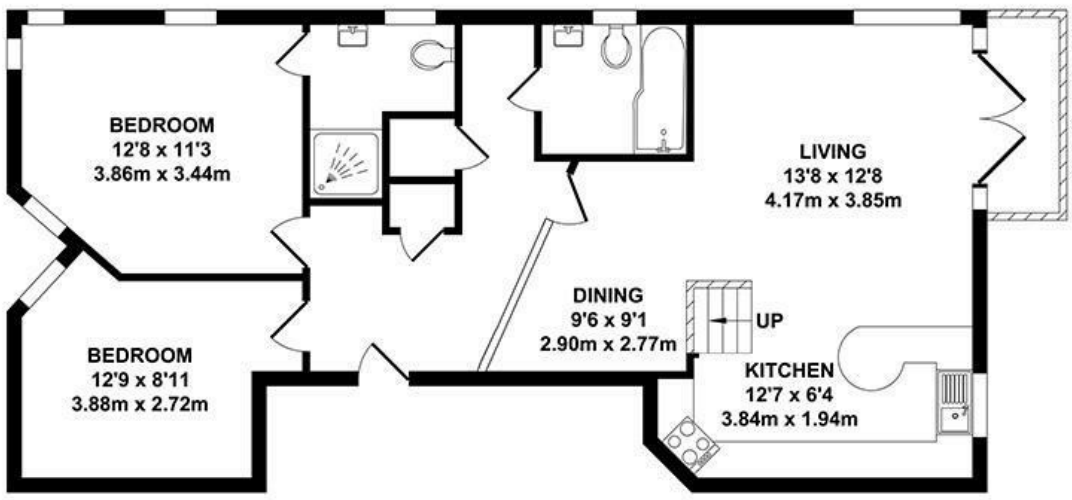
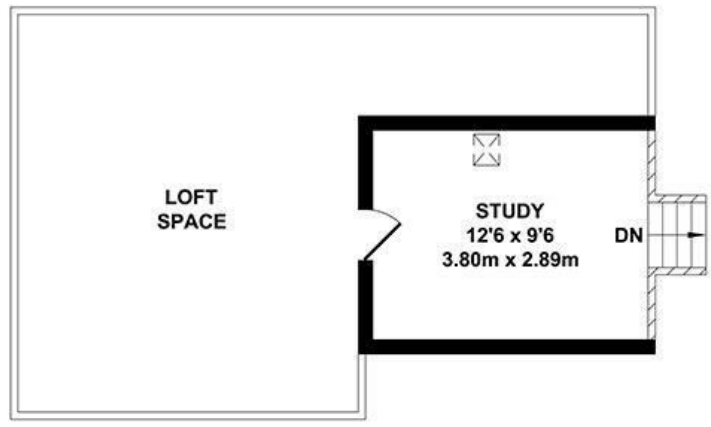


GROUND FLOOR
APPROX. FLOOR AREA
786 SQ.FT.
(72.98 SQ.M.)



MEZZANINE FLOOR
APPROX. FLOOR AREA
126 SQ.FT.
(11.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.68 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

Lindel Court

Kings Hill ME19 4HQ

Offers Over £325,000

Tenure: Leasehold - Share of Freehold

Council tax band:

KHP
www.khp.me

Situated in a prime position just moments from the heart of Kings Hill, this well presented two-bedroom apartment enjoys stunning views overlooking Kings Hill Golf Course while remaining conveniently close to the village square and its amenities.

The accommodation comprises a spacious entrance hall leading to two generous bedrooms, including a principal bedroom with an en-suite shower room, alongside a modern family bathroom. The impressive open-plan kitchen, dining and living area provides a bright and welcoming space, ideal for both everyday living and entertaining.

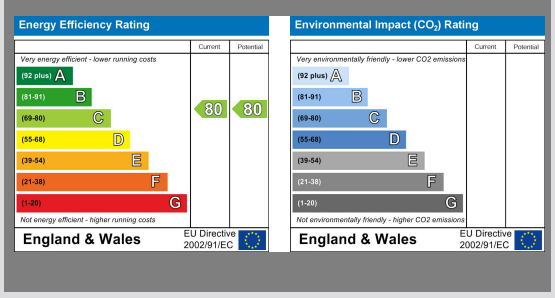
A staircase leads to a versatile mezzanine level, currently used as a home office, offering an ideal work-from-home space. Beyond the study is access to a substantial loft area, presenting excellent potential for conversion into an additional bedroom or further living accommodation, subject to the necessary consents.

The property also benefits from a sunny private balcony, perfectly positioned to enjoy the attractive outlook across Kings Hill Golf Course.

Externally, the apartment includes a covered carport parking space and a secure ground-floor storage cage.

Early viewing is highly recommended. Contact us today to arrange your appointment.

- 2 Bedrooms
- Golf course views
- Chain free
- Ensuite
- Carport
- Share of freehold
- Top floor apartment
- Mezzanine study
- Additional storage on ground floor
- Open plan living



ADDITIONAL INFORMATION

Leasehold - Share of freehold
Kings Hill estate charge £38.50 pcm
Local Estate Charge (LEMC) £31.25 pcm
Block charge (PJJS) £155.75 pcm
Ground rent - Nil
999 Year lease from when built
Council Tax Band - E
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.