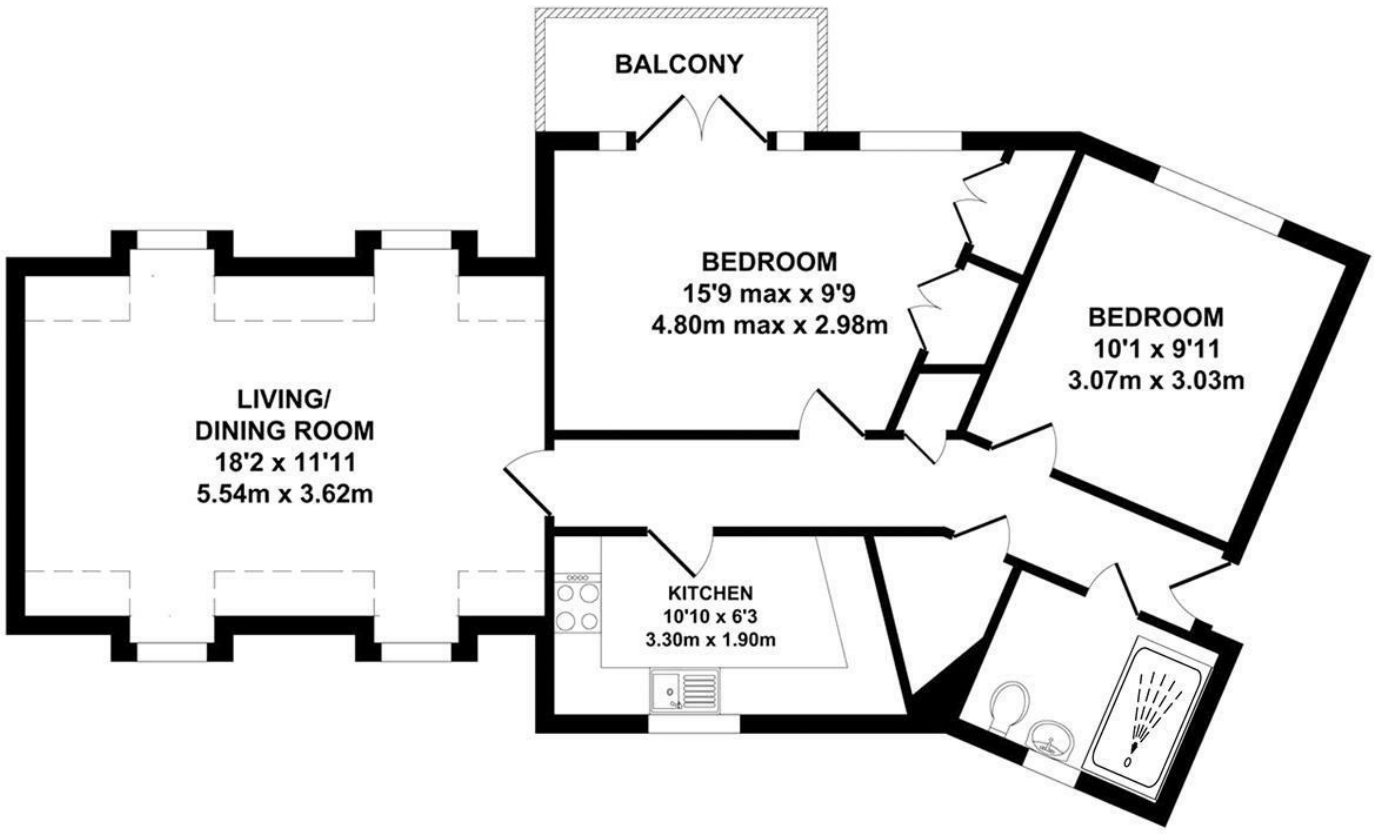

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.03 SQ.M.)

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

Fortune Way

Kings Hill ME19 4ET

Guide Price £299,950

Tenure: Leasehold

Council tax band: D

KHP www.khp.me

**Chain free **

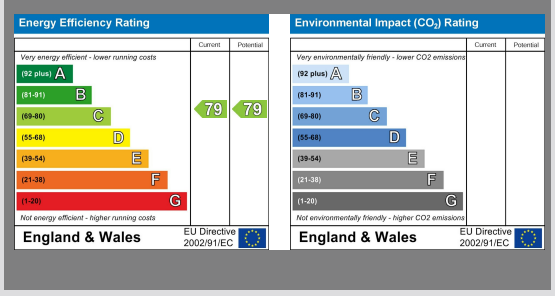
This well presented 2 bedroom apartment is situated in the heart of Kings Hill, a short walk from all of the amenities, including shops, restaurants, medical facilities and much more.

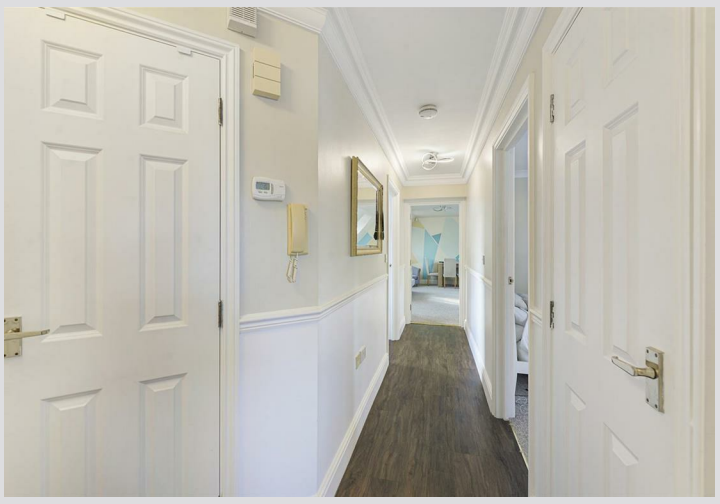
Set on the first floor, this charming apartment, benefits from a cosy kitchen, with built in appliances, two generous sized bedrooms, one with fitted wardrobes, a modern shower room, and a spacious living room. There is also storage cupboards in the hallway to complete the apartment.

Externally, the property has a single garage, and parking in front, within a gated courtyard.

Call now to arrange your viewing!

- First Floor (Top Floor) Apartment
- Gated Parking & Garage
- Close To Local Amenities
- Main Bedroom With Fitted Wardrobes & Balcony
- Second Double Bedroom
- Modern Kitchen (with integral appliances)
- Living/Dining Room
- Modern shower room





ADDITIONAL INFORMATION

Council tax band - D
EPC Rating - C
Service charge for block: £2500 PA
Ground Rent - £250 PA
Kings Hill Management Charge - £462 PA
Lease length - 999 from 2001 (974 years left)

LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 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.