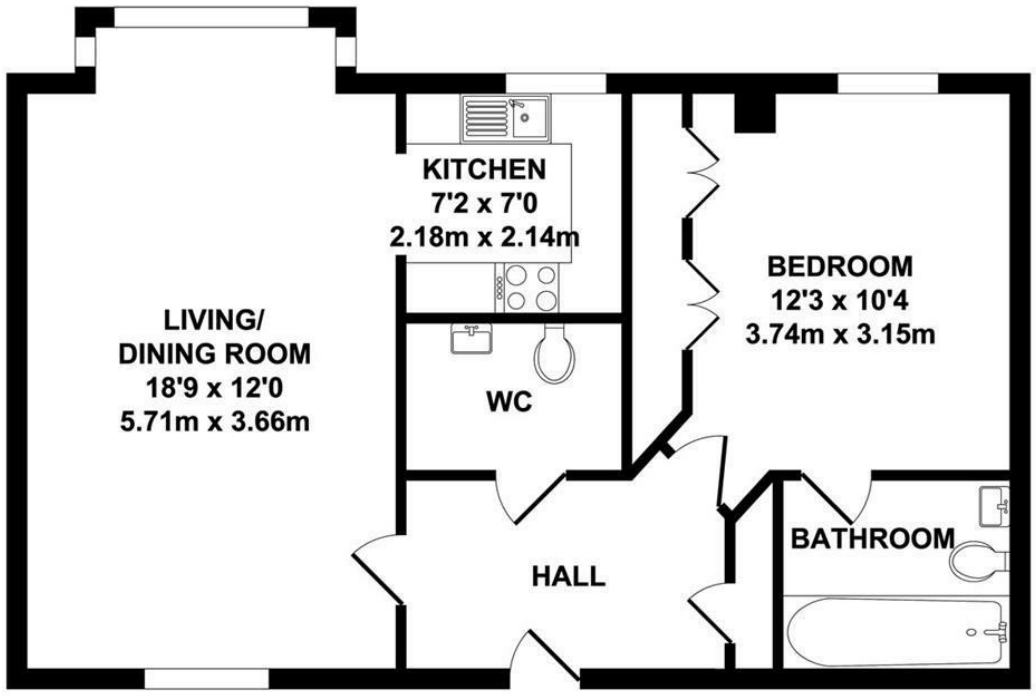


APPROX. FLOOR AREA
616 SQ.FT.
(57.23 SQ.M.)

TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.23 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



Winston Avenue

Kings Hill ME19 4WT

Guide Price £250,000

Tenure: Leasehold

Council tax band: C

KHP
www.khp.me

CHAIN FREE ** LIBRARY PHOTOS

A well presented and spacious ground floor apartment, ideally situated within walking distance of local shops and the golf course.

Modernised throughout, this attractive property offers well-proportioned accommodation comprising a welcoming entrance hall with a large storage cupboard, a convenient cloakroom and a bright, double-aspect living/dining room.

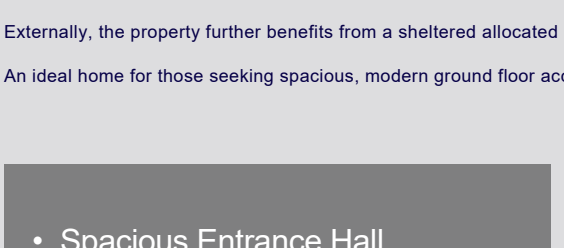
The modern fitted kitchen is well equipped with an integrated fridge/freezer, double ovens, dishwasher and gas hob, together with additional space for a washing machine.

The generous double bedroom benefits from extensive fitted wardrobes and a private en-suite bathroom.

Externally, the property further benefits from a sheltered allocated parking space conveniently situated just outside the building.

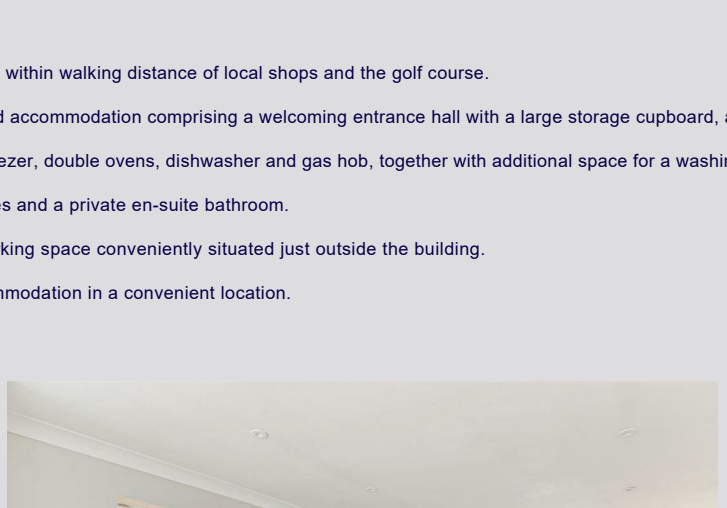
An ideal home for those seeking spacious, modern ground floor accommodation in a convenient location.

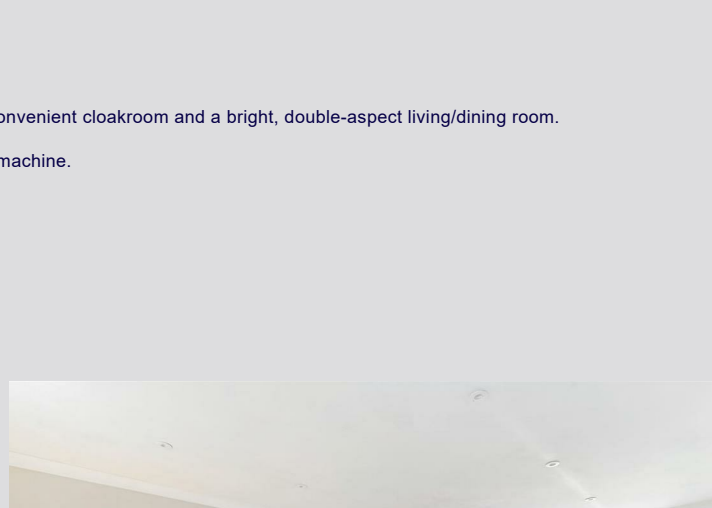
- Spacious Entrance Hall
- Newly Fitted Kitchen
- Light & Bright Living Room
- Cloakroom
- Double Bedroom with Ample Fitted Wardrobes
- Ensuite Bathroom
- Large Hallway Storage Cupboard
- Car Port





















ADDITIONAL INFORMATION

Leasehold
Kings Hill Management Charge for 2026 - £462pa
Management Charge (Principle Estate Management) - £2,313.91
Ground rent £175 PA
Lease - 199 years from 2002 (174 years remaining)
Built by Countryside in 2002
Council Tax Band - C
EPC Rating - TBC

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.