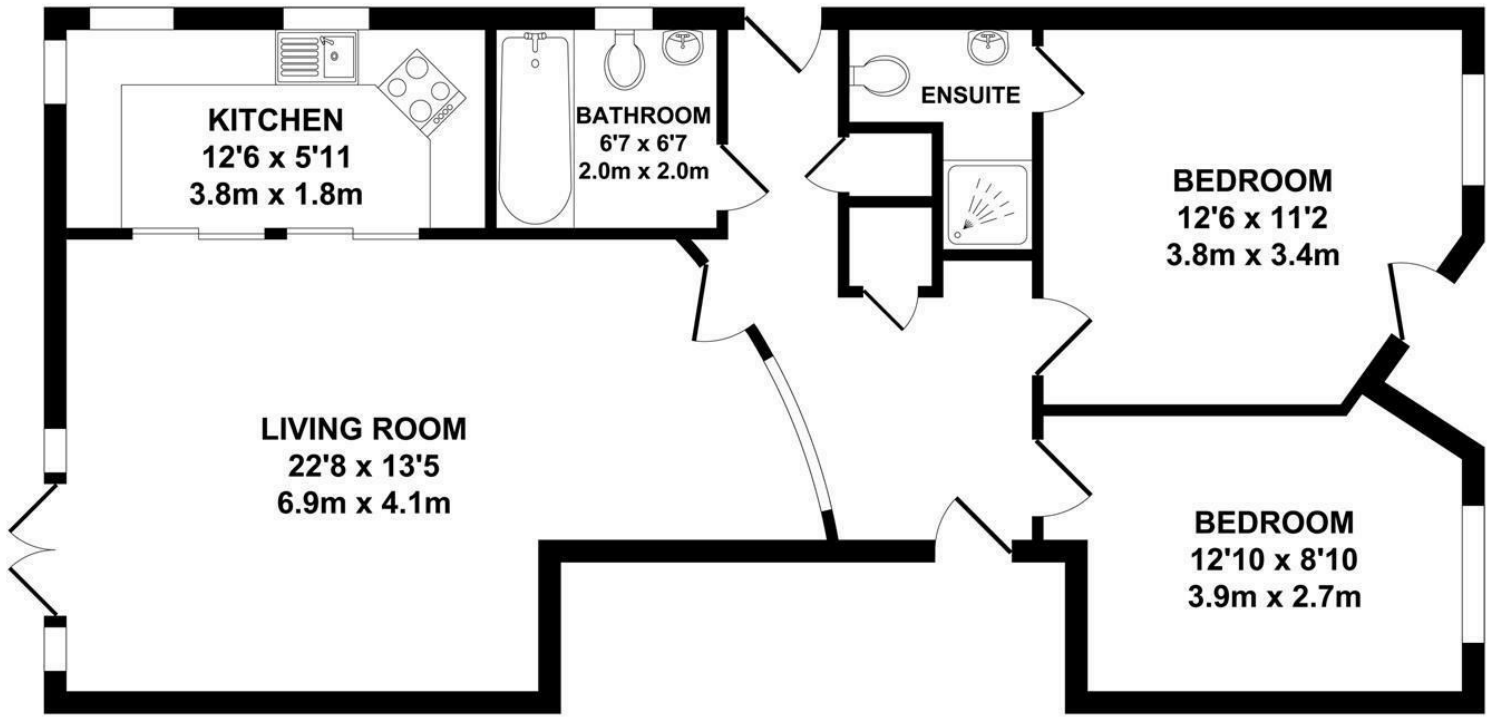


TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.12 SQ.M.)

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 misstatement. 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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Ames Way

Kings Hill ME19 4HU

£1,450 PCM

Tenure:

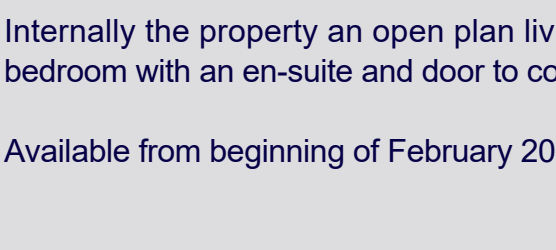
Council tax band: D

A lovely 2 double bedroom ground floor apartment with its own private entrance door, two court yard gardens and a car port.

Internally the property an open plan living/dining room with double doors to a court yard walled garden, kitchen with integrated appliances, main bedroom with an en-suite and door to court yard garden with shed and side gate, second bedroom and main bathroom.

Available from beginning of February 2027. Viewings highly encouraged.

- Ground Floor Apartment
- 2 Double Bedrooms
- Car Port
- Court Yard Gardens
- Bathroom & Ensuite
- Open Plan Kitchen/Living Space
- Close Walking Distance to Shops
- Available from Beginning of February 2027
- View Now





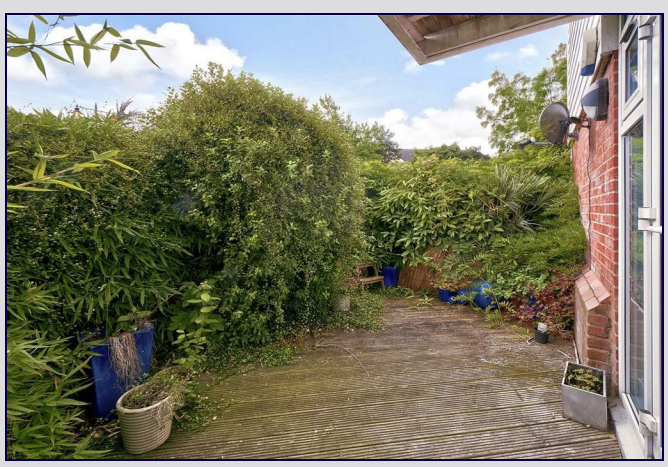












LOCAL INFORMATION FOR KINGS HILL

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.

ADDITIONAL INFORMATION

Council Tax Band D
EPC Rating C