

Lindel Court

Kings Hill • West Malling • Kent • ME19 4HQ



KINGS ESTATES
PROFESSIONALS IN PROPERTY



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Kings Estates are pleased to offer this impressive two bedroom, two bathroom stylish penthouse apartment with balcony, mezzanine and fabulous views over Kings Hill Golf Course.

- Impressive Penthouse Apartment with Views
 - Wonderful Views over the Golf Course
 - Two Double Bedrooms
- Two Bath / Shower Rooms (One Ensuite)
- Superb Living Room with Vaulted Ceiling
- Modern Fitted Kitchen with Appliances
 - Versatile Mezzanine Area
- Secure Gated Parking & Lockable Storage Space
- Easy Walking Distance of the Shops & Amenities
 - Energy Efficiency Rating C



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SITUATION

Located on the favoured 'Kings Hill' development - a contemporary, yet established, residential community. This impressive apartment is within easy walking distance of the Village Centre with its shops including hairdresser, chemist, restaurants and Doctors' surgery, along with Waitrose food store and Asda superstore. A David Lloyd leisure centre, 200-acre Golf Course, two Primary Schools, Pre-School and Nursery are also on the development. The Kings Hill Community Centre offers classes and facilities for pre-school, teenage children and adults alike. Over the past two decades the former West Malling airfield has been transformed into one of the largest and most successful mixed-use developments in Europe. Set in 800 acres of landscaped parkland, Kings Hill in Kent is home to international and local businesses which provide employment opportunities for its residential community. West Malling Town with its array of shops, including library, (which also has a mobile service to Kings Hill) banking facilities and post office and award-winning restaurants is approximately 2.5 miles away. A bus service runs from Kings Hill to surrounding major towns as well as directly to West Malling Railway Station with its links to the Eurostar terminal at Ashford and London Victoria. J4 of the M20 is approximately 4 miles away

ACCOMMODATION Entry system and communal doors leading to and from the communal entrance.

COMMUNAL ENTRANCE Well maintained communal entrance and staircase lead to and from the top floor of the building where this apartment is situated. On the ground floor there is access to the secure gated covered parking and the lockable storage unit.

ENTRANCE HALL An inviting hallway with feature curved glass brick wall, wall mounted telephone entry system and alarm panel, radiator, ceiling down lighters, built in cupboard with useful work top and space and plumbing for the washing machine and also housing the wall mounted electric fuse board, solid wood doors leading off to:-

SITTING / DINING ROOM 19' 3" x 14' 3" (5.87m x 4.34m) A superb space with full height vaulted ceiling and sealed unit double glazed windows and double doors to front overlooking the golf course and giving access to and from the balcony. A spiral staircase leads to and from the mezzanine area. Radiator with decorative cover, wall mounted lights, wood effect flooring. Two sets of sliding doors lead to and from the Kitchen.

MEZZANINE 12' 7" x 8' 8" (3.84m x 2.64m) A versatile space currently used as an extra sitting room, but could be used as a study, occasional bedroom or snug. Two Velux windows to side, radiator, wall lighting, vaulted ceiling, wood effect flooring.

BALCONY Enjoying a south easterly aspect and fabulous views over Kings Hill Golf Course.



KITCHEN 14' 11" x 6' 2" (4.55m x 1.88m) Sealed unit double glazed windows to front and side and part vaulted ceiling. A range of matching wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with side drainer, four ring gas hob with stainless steel extractor hood above, integrated and concealed appliances include fridge freezer, dishwasher and electric oven, feature lighting, ceramic tiled flooring.

MASTER BEDROOM 13' 10" x 8' 11" (4.22m x 2.72m) Full height sealed unit double glazed window and smaller window to side. Two radiators (one low level), wood panelling to one wall, feature wall lighting, built in double wardrobe with shelf and hanging rail, wood effect flooring, Door to Ensuite Shower Room.

ENSUITE SHOWER ROOM Sealed unit obscure double glazed window to rear. A white suite comprising low level wc, wash hand basin set on work top and tiled shower enclosure with shower unit over, wall mounted shaver point and cabinet with shelving and mirror, extractor fan, ceiling down lighters, heated towel rail, ceramic tiled flooring.

BEDROOM TWO 13' 0" x 9' 6" (3.96m x 2.9m) Sealed unit double glazed window to side. Two cupboards giving access to the eaves storage space, built in double wardrobe with shelf and hanging rail, radiator, wood panelling to one wall, ceiling down lighters, part sloped ceiling, access hatch to loft space (not inspected), wood effect flooring.

BATHROOM Sealed unit obscure double glazed window to side. A white suite comprising concealed flush wc, wash hand basin set on work top, panelled bath with mixer tap shower attachment, wall mounted shaver point and cabinet with shelving and a mirror, localised wall tiling, heated towel rail, extractor fan, ceiling down lighters, ceramic tiled flooring.

PARKING This property benefits from secure gated covered parking for one car. Visitor spaces are available on a first come first served basis.

STORAGE There is the huge advantage of a lockable storage unit which is situated on the ground floor of the building, so an ideal space to store bikes, suitcases, golf clubs etc.

OTHER INFORMATION

TENURE - Leasehold

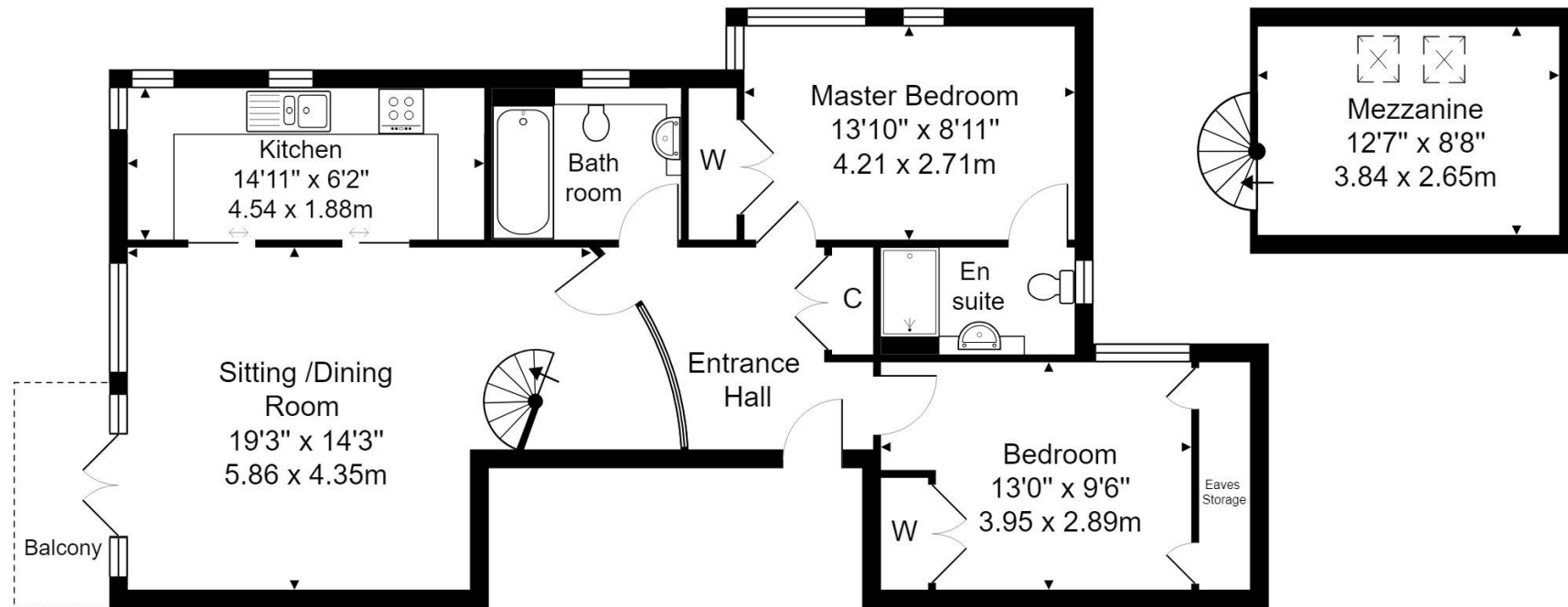
LEASE - 999 years from 25th March 2001

SERVICE & MAINTENANCE CHARGES - Approximately £1,800 per annum

GROUND RENT - £300 per annum

COUNCIL TAX BAND - D - £1,743.84 for the year 2018/19





Approx. Internal Floor Area 942 sq. ft / 87.5 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A buyer is advised to obtain verification from their solicitor or surveyor.






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