



# MELROSE AVENUE

Kings Hill | West Malling | ME19 4SJ

STUART REYNOLDS

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Introducing Melrose Avenue, an exceptional ground floor apartment which has a brilliant central location that is conveniently accessible to the extensive range of on-site facilities throughout Kings Hill, most of which are all within walking distance.

This one bedroom home features a generous 839 square feet (roughly 78 square meters), which, for comparison, is more spacious than many two bedroom apartments in the development. A communal hall with an intercom entry system provides access, leading to a private front door that opens into an expansive hallway. This hallway connects to all the main rooms, including the standout 19'6" living/dining room, which benefits from being double-aspect and features a stunning bay window.

The property also features a fitted kitchen and a spacious double bedroom with an ensuite bathroom. Additionally, the separate cloakroom offers unparalleled convenience for visiting friends and family.

To the rear of the building is a private, covered car port to round off what this lovely home has to offer.





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### **Ground Floor**

Entrance Hall

Cloakroom

Living / Dining Room - 19'6 x 14'2 max

Kitchen - 11'11 x 9'5

Bedroom - 14'6 x 8'11 increasing to 11'5

Ensuite Bathroom

### **Outside**

Private Covered Car Port



**01732 647009**



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