



PIAZZA HOUSE, CENTRAL TONBRIDGE
£240,000

DEBORAH TROTT
POWERED BY
exp UK

- Central Tonbridge Location
- One Bedroom Flat
- Bedroom with Fitted Wardrobes
- Bathroom
- Two Storage Cupboards
- Open Plan Living / Dining
- Fitted Kitchen
- Private Balcony
- Gated Private Parking
- Communal Outdoor Spaces

PIAZZA HOUSE

Piazza House is located on Cannons Wharf and enjoys all the wonderful benefits that come from a Central Tonbridge location. Just a few minutes walk to the amenities of the High Street along Tonbridge Town Lock, the walk is pleasant and ever changing with the seasons.

ACCOMMODATION

A delightful third floor flat comprising an entrance hall with two good sized storage cupboards, an open plan living / dining room, modern fitted kitchen and bathroom fitted with a contemporary white suite. The double bedroom has fitted bedroom furniture.

The living and bedroom are **south west facing** with full height windows allowing natural daylight to flood the rooms and both have access to the private sun trapped balcony that overlooks the communal gardens.

PRIVATE GATED PARKING

The property comes with the benefit of a private and secure parking space.

FREEHOLD

Freehold property with 109 years remaining.

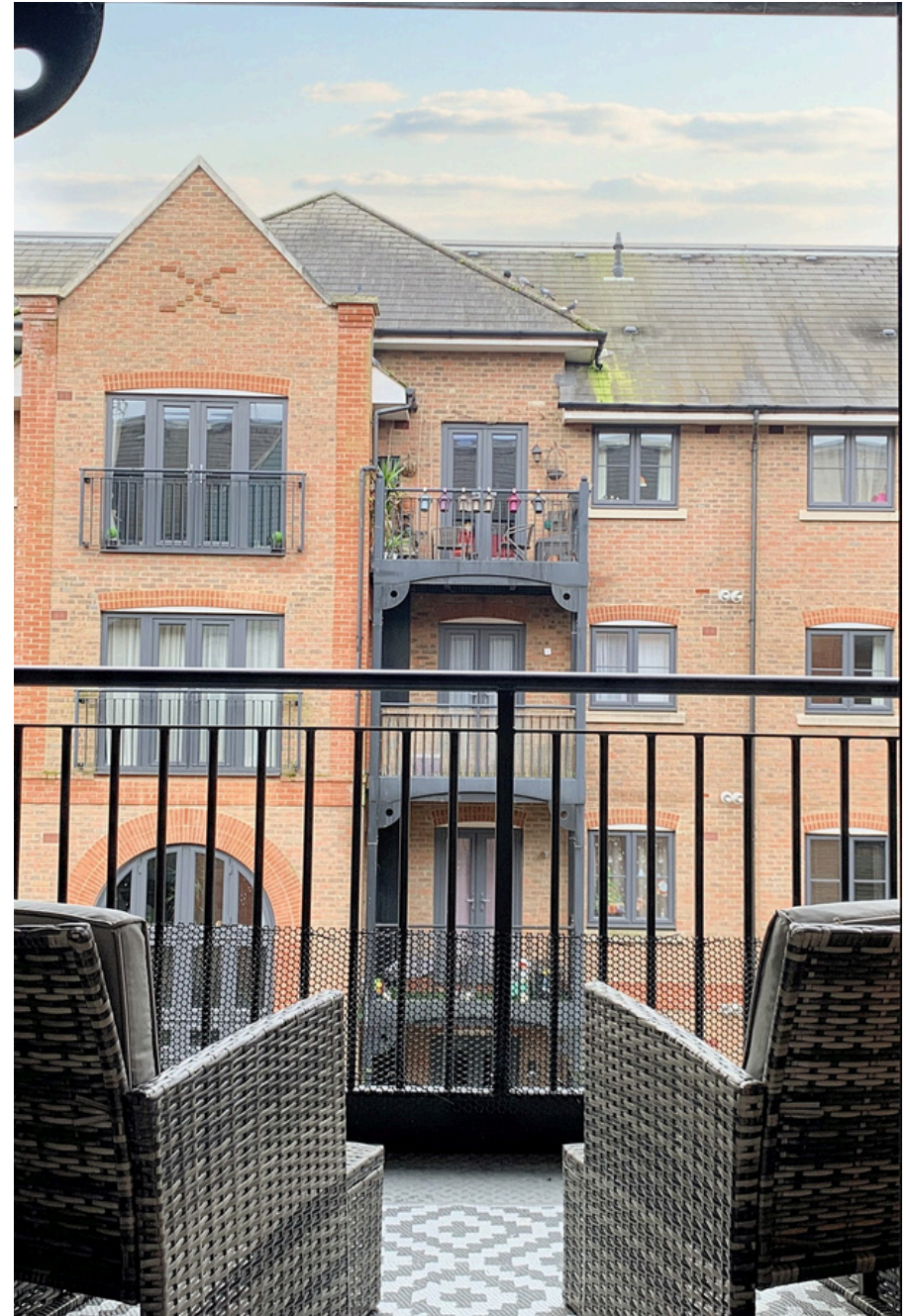


COMMUNAL GARDENS

The communal gardens sit centrally within Piazza House and can be enjoyed by all residents.







TONBRIDGE

Tonbridge has much to offer its residents with its busy High Street of everyday amenities including a Morrisons store as well as a Boots Pharmacy, Library, Post Office, and specialist butcher Ian Chatfield. There are no shortages of wonderful eateries from cafe's and fine dining to public houses and fast food. Set back from the high street there is a Sainsbury's, Waitrose, Iceland and on the edge of town, Aldi and M&S are among some popular choices.

Tonbridge Castle's grounds never fail to disappoint with its medieval motte and bailey castle, there is 900 years of history to be explored. The Racecourse Park is the perfect place to step away from the busyness of town to enjoy the parks facilities or walk along the river and around Haysden Lakes. There are many popular cycle routes with pub stops along the way for refreshments.

Leisure facilities can be found at Tonbridge Swimming Pool (with indoor and outdoor pools) and the Angel Leisure Centre. There are a wide range of sports clubs including football, cricket, tennis, rugby, swimming and canoeing. Poult Wood Golf Club and Nizels Country Club will keep the golfers busy and Tonbridge School Centre has excellent gym and leisure facilities.

There are a good number of well regarded state and independent schools in Tonbridge.

Private Preparatory Schools - Hilden Grange, Hilden Oaks and Somerhill. Tonbridge School has day and boarding options for boys aged 13-18 and Sackville School is co-ed for 11-18 years.

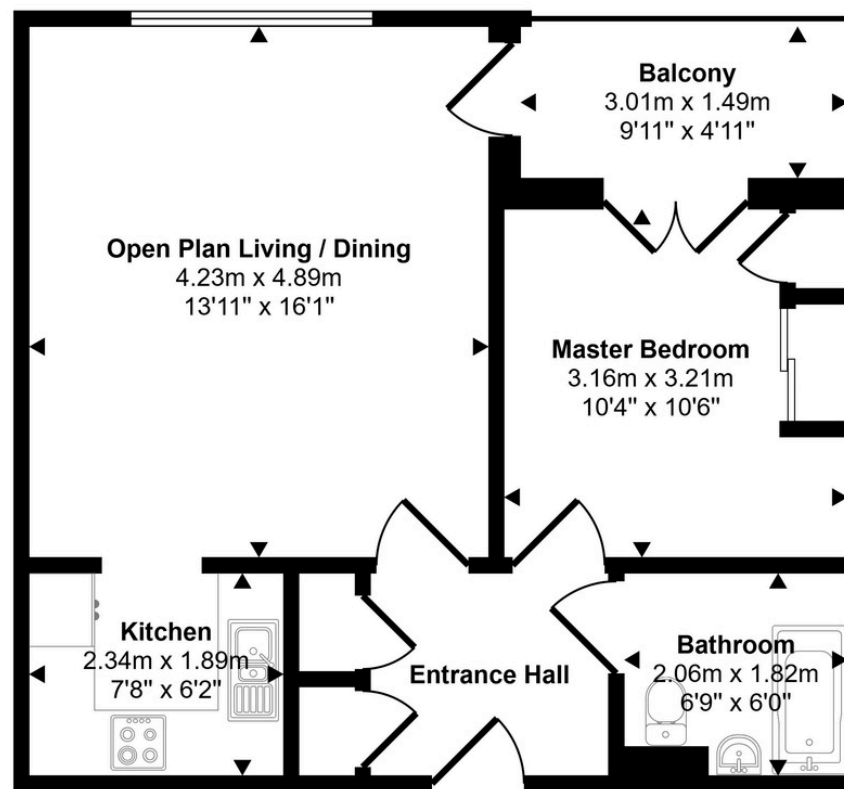
State Grammar Schools - Tonbridge Girls Grammar, Weald of Kent Girls Grammar and The Judd School is a Boys Grammar.

Secondary Schools - Hugh Christie, Leigh Academy and Hillview School for Girls

Tonbridge Station offers frequent services to London Bridge, Waterloo East, Charing Cross and Cannon Street. The A21 is within easy reach and facilitates access to Royal Tunbridge Wells, Sevenoaks and the M25 & M26 motorway networks for links to London, Gatwick and Heathrow airports, and the M20 for Ashford International, Folkestone and Dover.



Approx Gross Internal Area
45 sq m / 487 sq ft



Floorplan



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