



Flat 18, Bridleway House, Cannons Wharf, Tonbridge, Kent, TN9 1FJ  
Guide: £325,000 Leasehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





\*Attractive Modern Second Floor Apartment \*Popular Cannons Wharf Area

\*Central and Walkable to Town, Main Line Station and Schools

\*Two Double Bedrooms \*Open Plan Living Space with Kitchen

\*Contemporary Bathroom \*Contemporary En-Suite Shower Room

\*Balcony over looking Communal Gardens \*Gated Off Street Parking

#### Description

This attractive modern second floor apartment is situated within walking distance of the vibrant High Street, river Walks, and Main Line Station in Tonbridge offering fast services to London. The apartment is spacious and well presented with neutral decoration throughout and enjoys two double bedrooms, one with an en-suite shower, further contemporary bathroom and bright open plan living space with balcony offering views over the communal gardens. The apartment also benefits from gated off street parking.

#### Accommodation: -

- Communal entrance door with entry video system , stairs and lift from the communal entrance hallway leading to the apartments personal front door.
- Spacious hallway having doors to all rooms, entry phone system connected straight to your mobile phone, cupboard housing tank, further cloaks cupboard housing fuse board and meter.
- Open plan living/kitchen space with aspect to rear having an attractive feature window and doors opening to the balcony with iron railings having space for small bistro table and chairs and enjoying views of communal gardens.
- Modern kitchen comprising a range of white wall cabinets and base units of cupboards and drawers with complementing laminate worktop and tiled splashbacks. Sink and mixer tap, integrated appliances including a fridge/freezer, dishwasher, electric oven and four ring electric hob with stainless steel splashback and extractor over.
- Main bedroom suite with aspect to the rear having double built in wardrobes offer ample storage space and a door leads to the:
- En-suite shower room fitted with a white suite comprising walk in tiled shower enclosure, close coupled w.c, pedestal basin, heated towel rail.
- Second double bedroom also enjoying an aspect to the rear and doors leading out to balcony.



- Modern bathroom fitted with a white suite comprising panelled bath with mixer tap and wall mounted shower on riser, close coupled w.c, pedestal basin, heated towel rail, extractor and wood effect laminate flooring.
- Externally to the ground floor the apartment has access to a gated off road parking space.
- Services: mains drainage, water and electricity. Double glazed windows. Electric storage heating.
- Leasehold: From 125 years from 2009, 110 years remaining. Ground rent: £330 per annum.
- Services charges: £1,800Per annum.
- Council Tax Band: C – Tonbridge and Malling.
- EPC: C

#### Location

Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors and the property is within walking distance of Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. Tonbridge main line station provides services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.



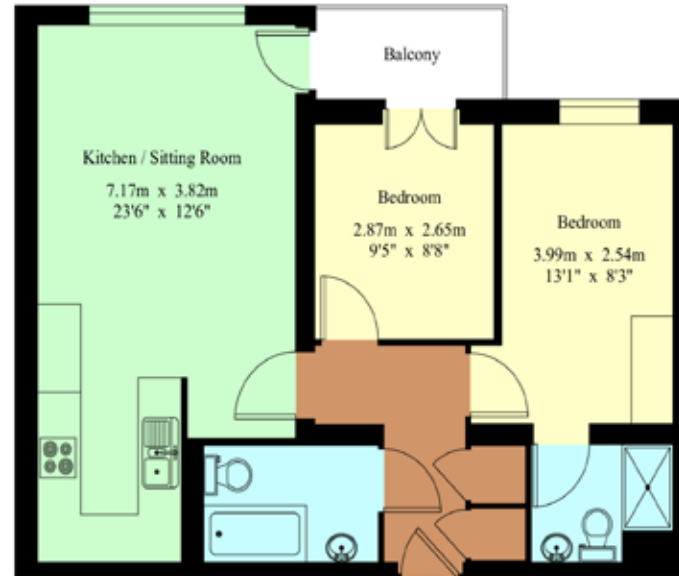
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## Flat 18, Bridleway House

Gross Internal Area : 60.5 sq.m (651 sq.ft.)



Second Floor



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