



Waterway House , Medway Wharf Road, Tonbridge, Kent, TN9 1AY

Guide Price £300,000 - £325,000

When experience counts...

est. 1828
bracketts

Offered for sale this very well presented top floor two bedroom modern apartment located within the popular Cannons Wharf development situated conveniently for the town centre, local amenities, river walks and mainline train station. Boasting fantastic river views across to the town. The property comprises communal entrance with lift servicing all floors, entrance door to hallway with airing cupboard, large open plan sitting/dining room, with doors leading to balcony. Modern fitted kitchen with integral appliances, master bedroom with en suite shower room, fitted wardrobes and a Juliet balcony over looking the river, a further double bedroom and family bathroom. There is an allocated residents parking space. Set close to the lock this property is a river walk into town. Offered with no onward chain. We strongly recommend booking to view!

Two Bedrooms

Top Floor Modern Apartment

Lift Servicing All Floors

Allocated Parking

Open Plan Sitting / Dining Room

Modern Fitted Kitchen

En Suite & Family Bathroom

Balcony With River Views

Close to Local Amenities, High Street
& Mainline Station

No Onward Chain





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

Council Tax Band C

Double Glazed Windows

Lease Hold Information – 112yrs Remaining

Maintenance Charges - £1,913.33pa

Ground Rent - £333pa

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	80 C

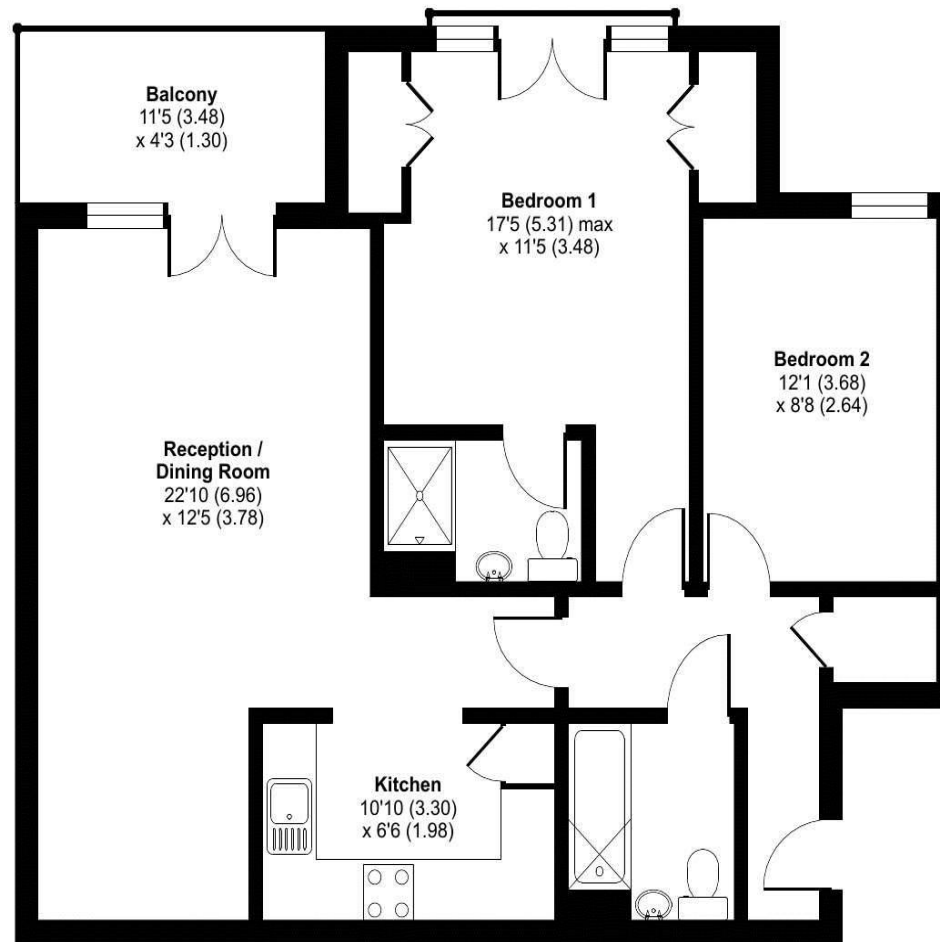


Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Medway Wharf Road, TN9

Approximate Area = 817 sq ft / 75.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
Produced for Bracketts LLP. REF: 1126105