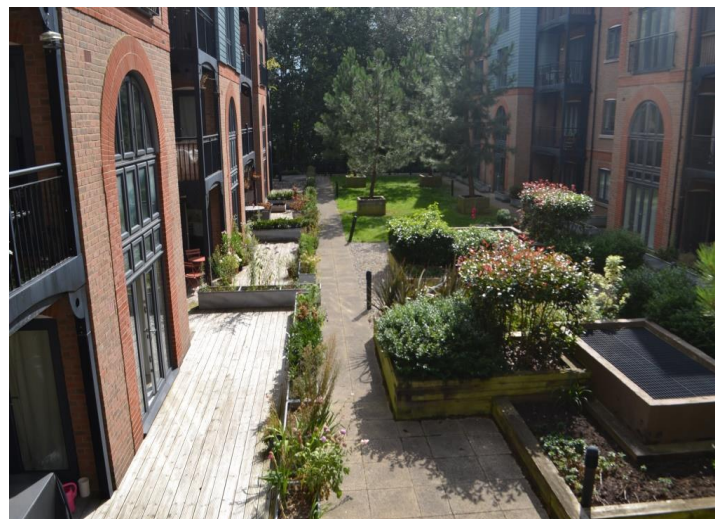


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Piazza House, Cannons Wharf, Tonbridge, Kent, TN9 1FH

Guide: £310,000 Leasehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



1



2



2

THE PROPERTY

Piazza House is situated in the attractive Cannons Wharf development, close to the heart of the town and within a short walk of the main line station and High Street. Move straight into this contemporary styled and immaculately presented second floor apartment and you will easily feel at home. Accessed via a lift to the second floor the property has its own entrance hall with attractive downlighters and feel safe and secure with the benefit of the entry phone system. The entrance hall has a handy storage cupboard and an additional cupboard neatly concealing the gas boiler. The bright and spacious, open plan living/dining room makes for contemporary & flexible living and enjoys the benefit of double doors opening out onto your own balcony. With lighting and overlooking the communal gardens it is just the spot to relax at the end of a busy day. The stylish & fully fitted kitchen has everything to hand including oven, hob and extractor plus washer/dryer and fridge/freezer providing ample storage and working space to create those simple suppers or culinary masterpieces when you are entertaining. Bedroom One has fitted wardrobes and its own en-suite shower room fitted with crisp white suite. Bedroom Two enjoys views over the communal landscaped gardens. There is a neat contemporary styled family bathroom with white suite.

OUTSIDE

With the convenience, security and peace of mind of an undercover allocated parking space you can move straight into this beautifully decorated, easy-care apartment and be in the heart of the town.

AGENTS NOTE

Length of Lease: 110 years remaining from January 2025.

Service Charge: Approx £1,800 per annum

Ground Rent: £165 Half-yearly

THE LOCAL AREA

Cannons Wharf is close to the heart of Tonbridge, a modern yet historic town that offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times and is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. A short stroll will find you at Tonbridge main line station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 the location of this modern apartment really ticks all the boxes.

ROUTE TO VIEW

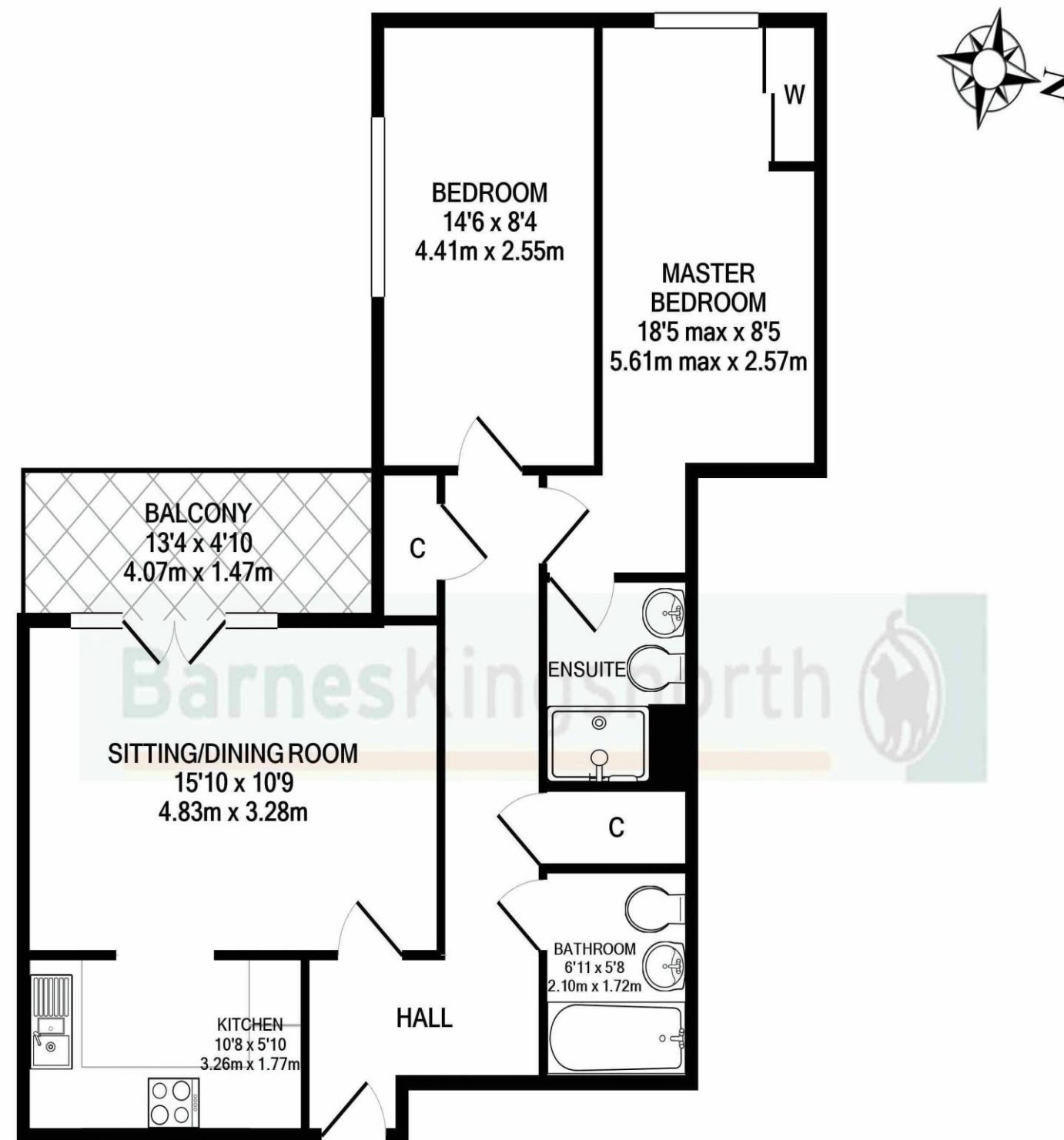
From our office in Tonbridge High Street proceed southwards over the Big Bridge. Take the next turning on your left into Medway Wharf Road. Proceed along the road where you will find Cannons Wharf and Piazza House is on the left-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: B

Council Tax Band: C

Ref: T1409/521031/V1



PIAZZA HOUSE TONBRIDGE
TOTAL APPROX. FLOOR AREA 699 SQ.FT. (64.9 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.