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# BarnesKingsnorth



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

**£210,000 Leasehold**

Viewings strictly by appointment with the agent  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)





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## THE PROPERTY

Piazza House is situated in the attractive and conveniently located Cannons Wharf development, close to the heart of town. Accessed via a lift and staircase step into this contemporary styled garden level apartment and you will feel easily at home. The open plan living/dining room provides bright and light flexible living. The stylish kitchen has everything to hand being fully fitted with appliances, including integrated fridge/freezer, washer/dryer, Smeg fitted oven, hob and extractor and includes easy-care flooring. Open up the double doors and relax on your own decked terrace overlooking the communal landscaped gardens. There is a light and airy double bedroom which has fitted wardrobes adding practicality and convenience and separate cupboard which neatly conceals the gas fired boiler. There is a contemporary styled bathroom fitted with crisp white sanitary ware and includes a shower over the bath.

## OUTSIDE

A feature of this property is the generous decked terrace which measures 25' x 13'6 and overlooks the communal landscaped gardens. The perfect space to unwind on a summer's evening! With a convenient allocated parking space this modern apartment is move-in ready and being in the heart of the town just a short stroll from the main line station and the many coffee shops, cafes and retail outlets makes it the perfect choice for the busy professional.

## AGENTS NOTE:

Lease: 125 years from 2013

Service Charge: £190 PCM

Ground Rent: £266 PA

## 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

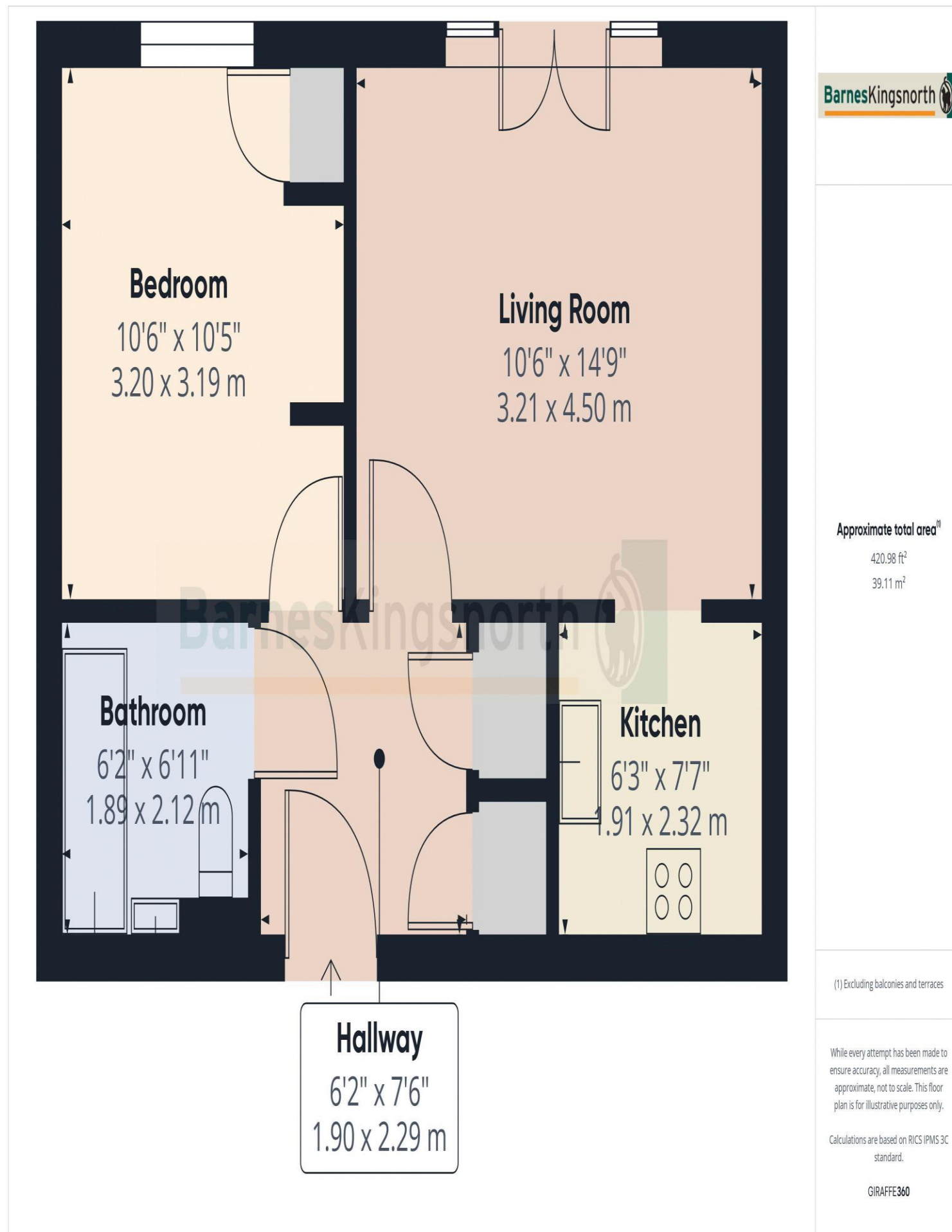
From our office in Tonbridge High Street proceed southwards over the big bridge. Take the next turning on your left into Medway Wharf Road and proceed along the road where you will find Cannons Wharf and Piazza House is on the left hand side.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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.*

**Energy Efficiency Rating: C**

**Council Tax Band: C**

Ref: T1423/V2



**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.