



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Upper Ground Floor Apartment
- One Double Bedroom
- Good size Sitting Room
- Allocated Parking
- Private Deck Garden
- Energy Efficiency Rating: C

Cannons Wharf, Tonbridge

£225,000

woodandpilcher.co.uk



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

This very well presented upper ground floor apartment enjoys direct access from the sitting room to a large private terrace and manicured communal garden. The property is perfectly located for someone looking to be within easy reach of the vibrant town centre, main line station but also within yards of beautiful and tranquil river walks. The accommodation comprises an entrance hall with two large storage cupboards, a double bedroom with built in wardrobes enjoying an aspect over the pretty gardens, a modern bathroom, fully fitted kitchen and a good size sitting/ dining room with direct access to your own private decked terrace. There is an allocated off street parking space, entryphone system and communal lift. Presented in good condition throughout this is an ideal first purchase or investment property.

ENTRANCE HALL:

Two large storage cupboards, one with housing stopcock and the other consumer unit, wood effect floor, radiator.



SITTING ROOM:

Double glazed double doors to garden, wood effect floor, phone point, tv point, radiator, thermostat, open to kitchen.

KITCHEN:

Fitted with wall and floor cupboards and drawer with contrasting work surface and riser, tiled splashback, halogen hob with matching oven underneath, smeg stainless steel extractor hood and splashback, integrated fridge freezer and washer dryer, ceiling spots.

BEDROOM:

Double room with cupboard housing combi boiler, built in wardrobe with sliding doors, double glazed window to rear, radiator.

BATHROOM:

Bath with mixer tap, separate thermostatic shower over bath, glass screen and tiled splashbacks, WC, hand wash basin, heated towel rail, ceiling spots, extractor.

OUTSIDE REAR:

Private timber deck with space for table and chairs, planters, open to communal garden.

SITUATION:

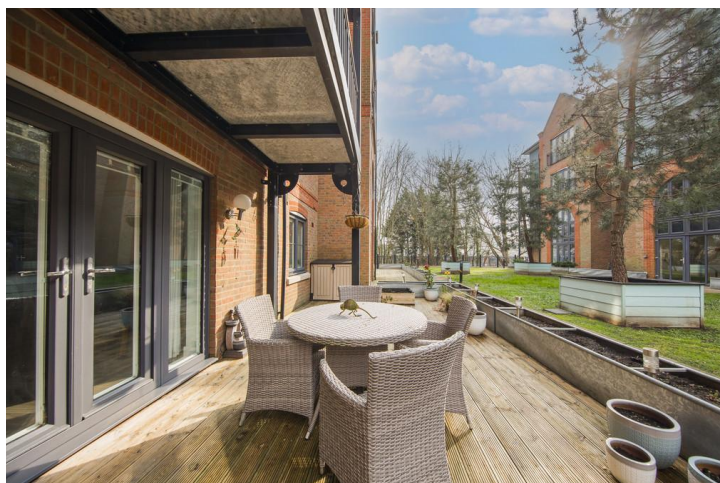
The property benefits from its South Tonbridge location, being within close proximity to the vibrant high street with its mix of shops, restaurants and bars, the mainline station offering fast & frequent services to all London Stations, and local primary, secondary and grammar schools.

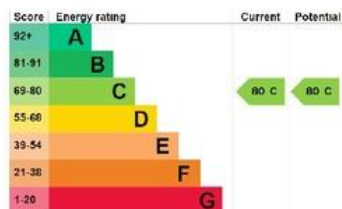
TENURE:

Leasehold 125 years from 1st January 2009
Ground Rent - currently £266 per annum
Service Charge - currently £162.37 per month
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 450 ft² ... 41.8 m²

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 or tenant. 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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