



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

Offers in Excess of £250,000 Leasehold

**Waghorn
&
Company**

Independent Estate Agents

*** Bright and spacious two bedroom apartment available chain free * Located in the heart of Tonbridge Town Centre * Modern open plan layout * Private balcony overlooking communal gardens and allocated parking * Perfect for first time buyers as within walking distance of the station * Council Tax Band C / EPC C ***

Waghorn & Company are delighted to offer to the market this immaculately presented, chain free two bedroom, two bathroom apartment with private balcony and an allocated under croft parking space. This property offers spacious accommodation and is conveniently located for the Town Centre & Train Station. An early viewing is highly recommended to avoid disappointment.

Communal Entrance

Secure communal entry system, lift access and stair access

Entrance Hall

Private front door opening in to a welcoming hall. Radiator, storage cupboard housing boiler serving domestic hot water and central heating. Doors leading to all principle rooms

Living Room

Beautifully bright and spacious room with access to the private balcony and a Juliette balcony overlooking the communal gardens, There is ample space to also have a dining table making this a wonderful space for both relaxing and entertaining

Kitchen Area

Well appointed and opening into the living space. Stainless steel sink and drainer with cupboard under. Further range of matching base and wall mounted units. Inset electric hob with extractor hood over. Built in electric oven. Space and plumbing for washing machine integrated fridge freezer. Practical layout designed to compliment the open plan arrangement.

Bedroom 1

A generous double bedroom with double glazed doors leading out to the private balcony, Radiator and fitted wardrobes and access to the En-suite shower room

En-suite

Shower cubicle, low level WC, wash hand basin, part ceramic wall tiling and extractor fan

Bedroom 2

Well proportioned bedroom with double glazed window, radiator and large fitted wardrobes

Bathroom

Panel enclosed bath with mixer taps and shower attachment. Pedestal wash hand basin, low level WC, part tiled walls, radiator, fitted mirror and extractor fan.





Parking

Secure undercroft allocated parking space providing convenience and peace of mind, a valuable so close to town.

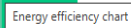
Outside

Access to communal well kept gardens

Tenure

We understand that the current lease has approximately 108 Years remaining with a ground rent of £330 Per annum and a service charge of £2272.58 Per Annum



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

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Details No. 1 TW/JW

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