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# Barnes Kingsnorth



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

**£215,000 Leasehold**

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



Approximate total area<sup>(1)</sup>  
 420.98 ft<sup>2</sup>  
 39.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



**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.



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### THE PROPERTY

If you are looking for a garden level property that is ready to move straight into, Piazza House may be exactly what you have been searching for. Situated within the attractive and conveniently located Cannons Wharf development, just moments from the heart of the town, the apartment is only a short stroll from the mainline station, along with a wide selection of coffee shops, cafés and retail outlets - making it an excellent choice for the busy professional. Accessed via lift or staircase, you step into a contemporary apartment that immediately feels welcoming. The property is immaculately presented throughout, offering bright and airy accommodation and the added benefit of no onward chain. The open-plan living and dining area provides flexible, light-filled living space, enhanced by double doors that open directly onto the terrace. The stylish kitchen is fully fitted with a range of appliances, including a new integrated fridge/freezer, a new washer/dryer, and a Smeg oven with hob and extractor, all complemented by easy-care flooring. The light and spacious double bedroom features fitted wardrobes for added practicality, along with a separate cupboard neatly housing the gas-fired boiler. Completing the accommodation is a contemporary bathroom fitted with a white suite and a shower over the bath.

### OUTSIDE

A standout feature of this property is the generous decked terrace, measuring an impressive 25' x 13'6". Thoughtfully designed with planters filled with an array of delightful plants, it enjoys views over the beautifully maintained communal landscaped gardens, making it the perfect space to unwind on a warm summer's evening. The apartment further benefits from a convenient allocated parking space.

### AGENTS NOTE:

Lease: 125 years from 2013

Service Charge: £180 PCM

Ground Rent: £266 PA (paid in two half-yearly instalments)



### 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**