Flat 19, Waterway House, Cannons Wharf, Tonbridge, Kent TN9 1AY
Guide: £230,000 Leasehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS

*Modern Third Floor Apartment *Popular Cannons Wharf Area
*Central and Walkable to Town, Main Line Station and Schools
*Two Double Bedrooms
*Open Plan Living Space with Fitted Kitchen & Balcony
*Contemporary Main Bathroom
*Contemporary En-Suite Shower Room
*Gated Allocated Parking Space
*No Onward Chain

Description
This modern third floor apartment is situated within walking distance of the vibrant High Street, river Walks, and Main Line Station in Tonbridge offering fast services to London. The apartment is spacious and well presented with neutral decoration throughout and enjoys two double bedrooms, one with an en-suite shower, further contemporary bathroom and bright open plan living space with balcony. The apartment also benefits from gated allocated parking.

Accommodation

- Communal entrance door with entry video system, stairs and lift from the communal entrance hallway leading to the apartments personal front door.
- Spacious hallway having doors to all rooms, entry phone video system, cupboard housing tank, further cloaks cupboard housing fuse board and meter.
- Open plan living/kitchen space, having French doors opening to the balcony with iron railings having space for small bistro table and chairs and enjoying far reaching views.
- Modern kitchen comprising a range of wood effect wall mounted cabinets and base units of cupboards and drawers with complementing woodblock worktop and tiled upstands. Sink unit and mixer tap, integrated appliances including a fridge/freezer, electric oven, four ring electric hob with stainless steel splashback and extractor hood over.
- Main bedroom suite with aspect to the rear having double built in wardrobes offering ample storage space and a door leading to the:
- En-suite shower room fitted with a white suite comprising corner tiled shower enclosure, close coupled toilet, vanity basin and heated towel rail.
- Second double bedroom also enjoying an aspect to the rear.

- Modern bathroom fitted with a white suite comprising panelled bath with mixer tap and wall mounted shower on riser with rainfall head, close coupled toilet, vanity basin, heated towel rail, extractor and vinyl flooring.
- Externally to the ground floor the apartment has access to a gated allocated off road parking space.
- Services: Mains drainage, water and electricity. Double glazed windows. Electric storage heating.
- Leasehold: From 125 years from 2011, 111 years remaining. Ground rent: £330 per annum.
- Services charges: Circa £1,200 per annum.
- Council Tax Band: C – Tonbridge and Malling.
- EPC: B

Tonbridge
Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors and the property is within walking distance of Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. Tonbridge main line station provides services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.

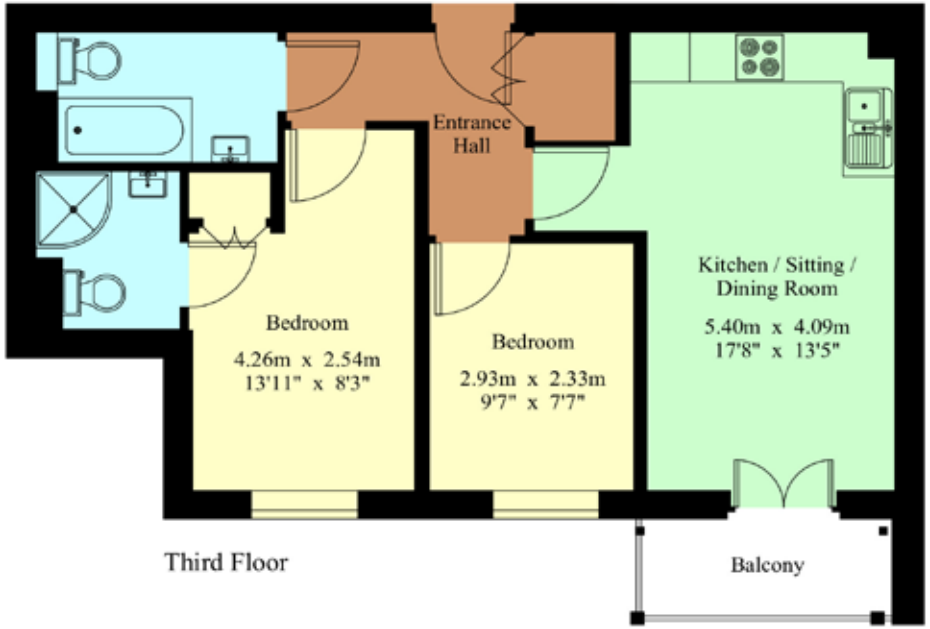
Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

Flat 19, Waterway House

Gross Internal Area : 49.3 sq.m (530 sq.ft.)



For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

The Property Ombudsman