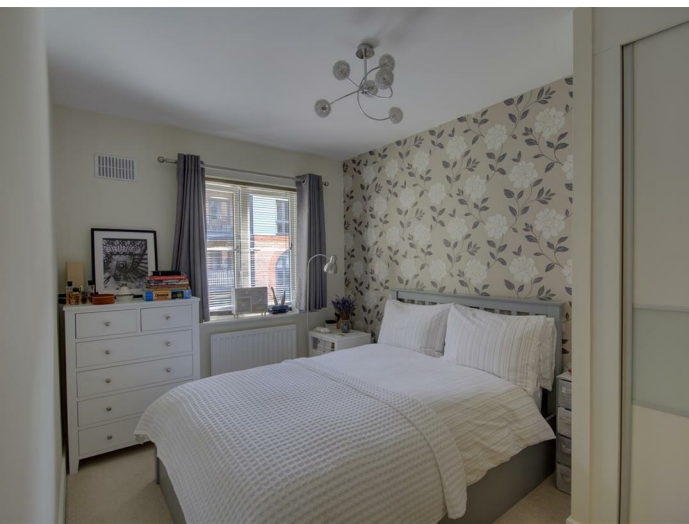




Ibbett Mosely

Cannons Wharf, Tonbridge TN9 1FJ





## Cannons Wharf, Tonbridge, TN9 1FJ

**A superb opportunity to secure a stylish modern second-floor apartment located just a short walk from Tonbridge High Street, the Main Line Station, and riverside walks**

- Attractive Modern Second Floor Apartment with Lift Access
- Balcony Overlooking Well-Maintained Communal Gardens
- Gated Off-Street Parking Space
- Two Double Bedrooms Including Main with En-Suite Shower Room
- Contemporary Kitchen with Integrated Appliances
- Entry Video System
- Open Plan Living Area with Access to Private Balcony
- Modern Family Bathroom with Full-Sized Bath and Shower
- Walkable to Tonbridge High Street, Station & Grammar Schools
- Leasehold with 110 Years Remaining – EPC Rating B

Modern Living in the Heart of Tonbridge  
Guide Price: £300,000 – £325,000

A superb opportunity to secure a stylish modern second-floor apartment located just a short walk from Tonbridge High Street, the Main Line Station, local schools, and riverside walks. Designed with contemporary lifestyles in mind, this well-presented property offers spacious interiors, two double bedrooms, two bathrooms, and a private balcony overlooking well-kept communal gardens.

**Key Features**  
Attractive second-floor apartment with lift access

Gated off-street parking and secure entry system

Two double bedrooms including an en-suite to the main bedroom

Open-plan living area with access to a private balcony

Sleek, modern fitted kitchen with integrated appliances

Contemporary family bathroom and en-suite shower room

Central location with excellent transport links and amenities nearby

### Full Description

Entering the apartment, you're welcomed into a spacious hallway with excellent storage, including two cupboards and a modern video entry system connected to your mobile device.

The bright and airy open-plan living and kitchen area enjoys views across the communal gardens. With large windows and French doors opening to the balcony, the space is ideal for both relaxing and entertaining. The kitchen is fitted with sleek white units, integrated appliances including a dishwasher, fridge/freezer, oven, and hob, with stylish tiled splashbacks and a laminate worktop.

The main bedroom features built-in wardrobes and an elegant en-suite shower room with a walk-in shower, heated towel rail, and modern fittings. The second double bedroom also enjoys balcony access and rear-facing views.

The family bathroom includes a full-sized bath with a wall-mounted shower, pedestal basin, WC, and contemporary finishes, including wood-effect laminate flooring.

Externally, residents benefit from secure gated parking and well-maintained communal grounds.

### Additional Information

#### LOCATION

Tonbridge is a sought-after market town on the banks of the River Medway, known for its Norman castle, riverside parks, and excellent schools. The town boasts a thriving High Street with a mix of shops, restaurants, cafés, and leisure facilities.

The property lies within walking distance of Tonbridge School, Weald of Kent, Judd, Hillview, and Hayesbrook schools. Tonbridge Main Line Station offers direct services to London Bridge, Charing Cross, and Cannon Street in approximately 40 minutes, making this an ideal home for commuters.

#### AGENTS NOTE

Tenure: Leasehold – 110 years remaining

Council Tax Band: C | EPC Rating: B

Additional Information

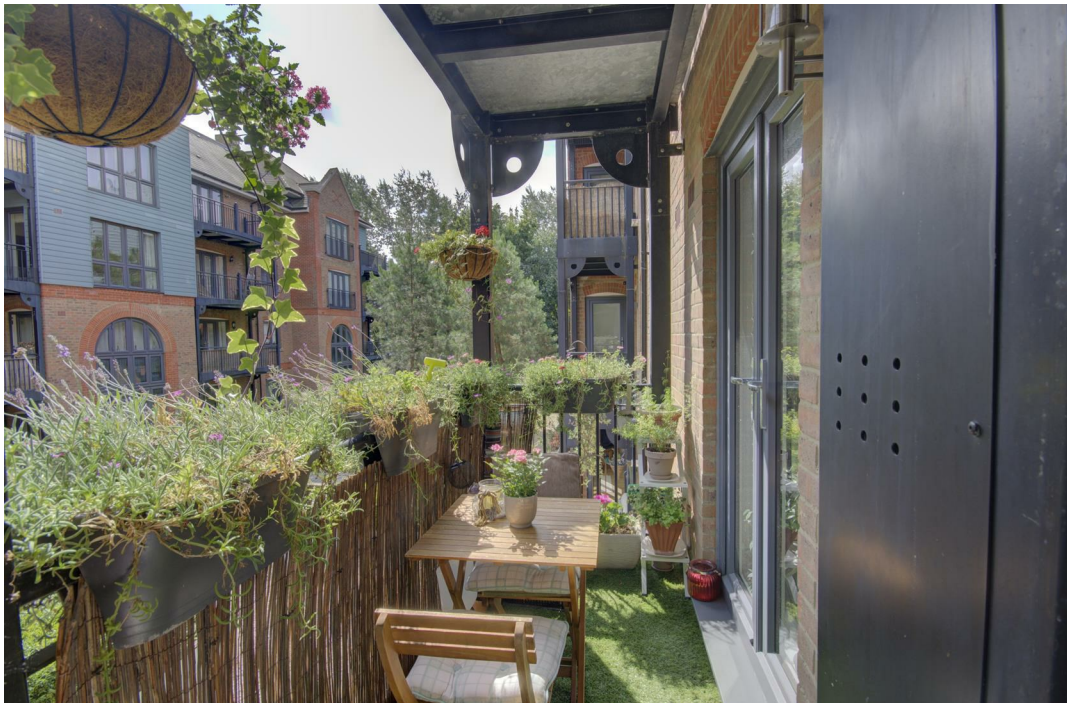
Services: Mains electricity, water, and drainage. Electric storage heating. Double glazing.

Lease: 125 years from 01/01/2009 (110 years remaining)

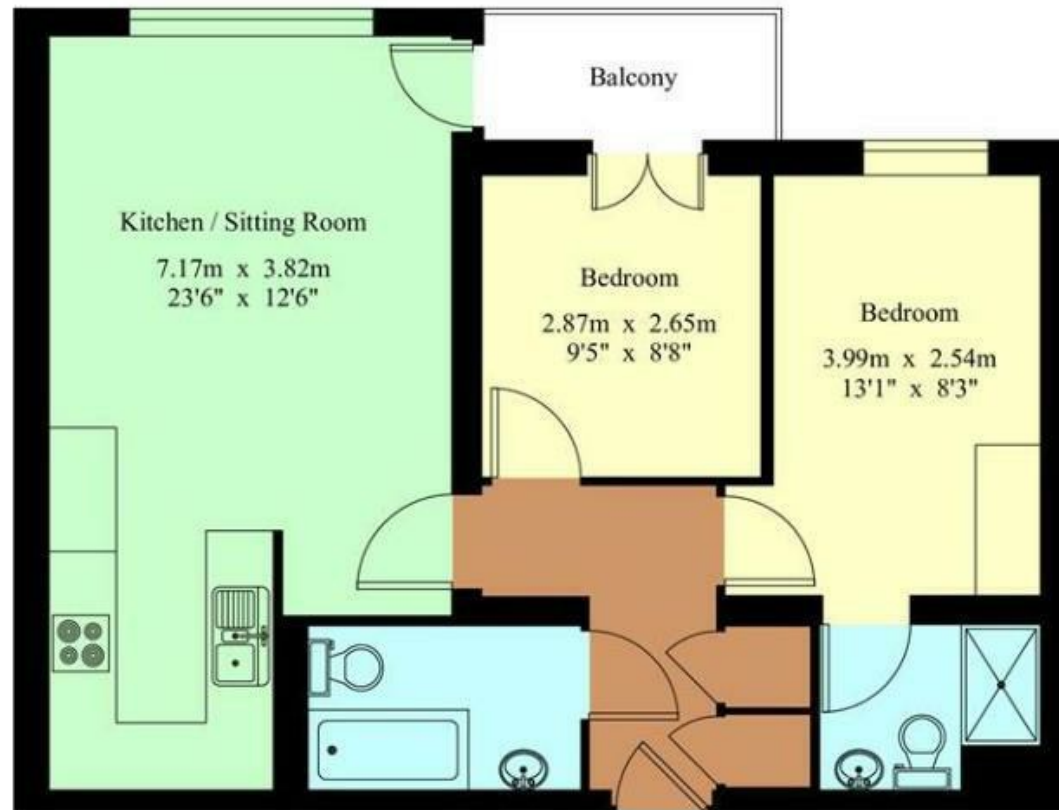
Ground Rent: £330 per annum

Service Charge: £1,800 per annum

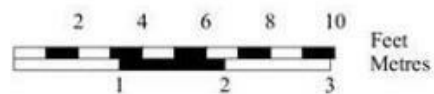








Second Floor



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**Ibbett Mosely**

**TONBRIDGE 01732 351323**

**TONBRIDGE@IBBETTMOSELY.CO.UK**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
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