

Flat 30, Waterway House, Medway Wharf Road, Tonbridge





Flat 30, Waterway House, Medway Wharf Road, Tonbridge TN9 1AY

Sophisticated Stylish 2-Bedroom Riverside Apartment

Accommodation Summary

- First floor apartment in contemporary block
 - Two private balconies
 - River views
 - 2 double bedrooms, 1 en-suite
 - Living room/dining room
 - Fitted kitchen
 - Modern bathroom
 - Lift access
- Secure underground parking space
- 0.5 miles from mainline station



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A stone`s throw away from the town`s restaurants, shops and cafes and within a short walk of the mainline station, this home is perfect for young professionals with commuting needs.

Set on the first floor of a sought-after riverside development, this stylishly decorated two-bedroom apartment offers impressive views of the river.

A smart hotel look foyer leads you through to lift access and stairs up to the apartment`s own private entrance door on the first floor.

Entering into the hallway with its calming cream walls, two deep storage cupboards keep the space clutter free, one with shelving for linen.

First on the left is the second bedroom which is a generous sized double whose French doors can lie open in the warmer months extending your living space onto the enclosed balcony.

Next door the spacious living/dining room is flooded with light from its large arched window framing the river for a breath-taking view and glazed door which opens onto the balcony. The dimensions of the living space cleverly define a dining and seating area with ample space for a deep sofa and a large dining table and chairs.

Opposite, is the modern bathroom, its white fittings and blue contemporary tiles creating a soothing bathing experience.

Along the hallway the stylish kitchen has plenty of warm wooden effect units topped with contrasting work surfaces which are separated by the integrated appliances such as the Smeg oven, slimline dishwasher and fridge/freezer. It is a practical yet effortlessly stylish space.

Next door the master bedroom with its boutique hotel chic provides a restful retreat from the outside world, its large fitted wardrobe and modern en-suite giving a sense of luxury. A set of double doors open onto an enclosed balcony with beautiful river views enabling you to lie in bed and watch the changing seasons in comfort.

The apartment also benefits from an allocated parking space in a secure gated underground car park.

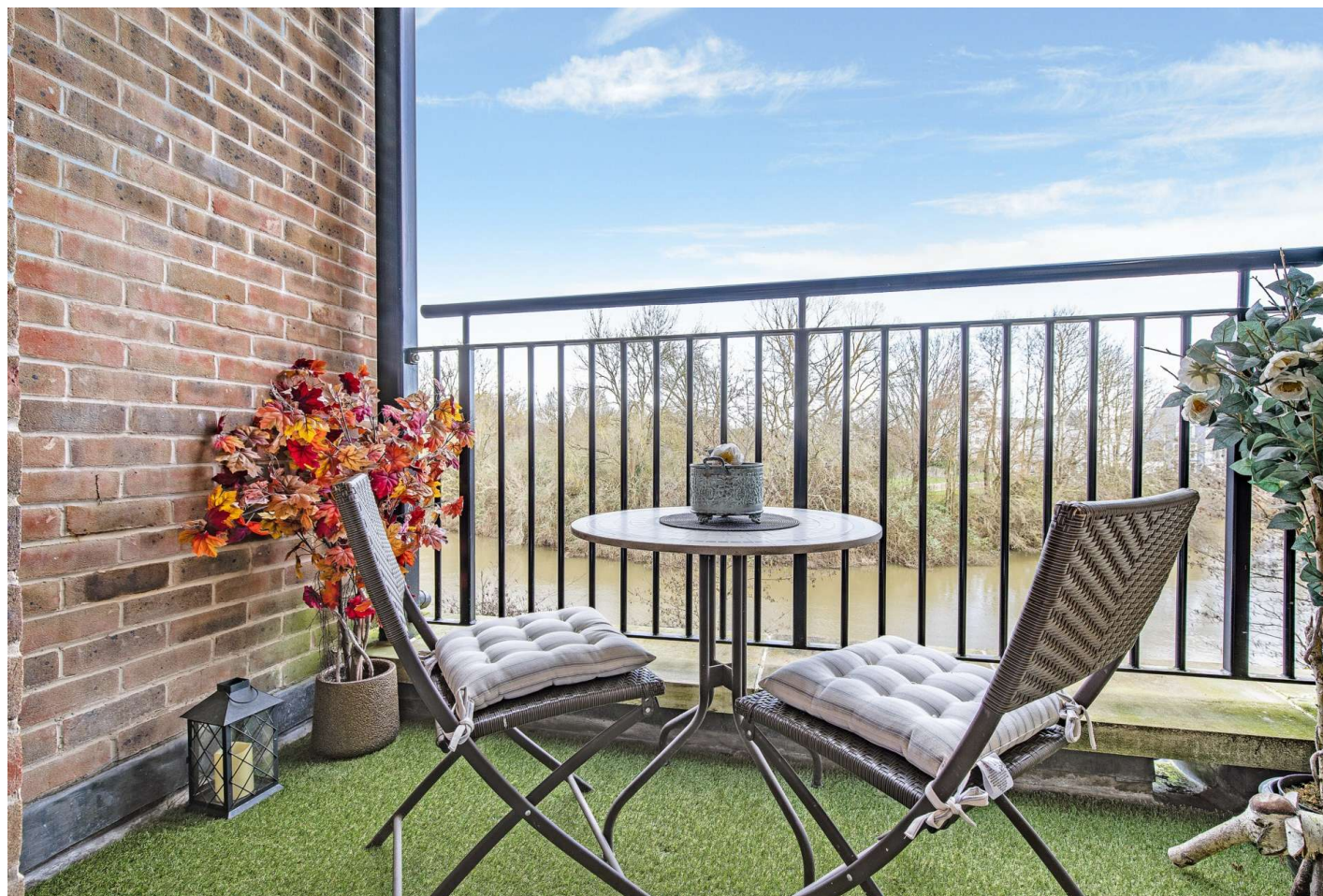
Well designed and finished to a high standard it really is a show stopper of a home that deserves to be admired. A must see!

Communal Entrance Door, which opens to:

Communal Reception Hall: with post boxes, entry phone system and door leading to the lift and stairs up to the first floor and the apartment`s:

Entrance door which opens to:





Entrance hall: with storage cupboard housing the fuse box, storage cupboard housing the water cylinder with shelf for linen and doors to:

Bedroom 2: 9'7 x 12'9 front aspect double glazed French doors opening onto enclosed sit on private balcony and wall hung storage heater.

Living Room/Dining Room: 14'2 x 14'5 arched rear aspect double glazed window with river view, side aspect double glazed door opening onto private balcony and wall hung storage heater.

Bathroom: panel enclosed bath with wall mounted shower over and glass shower screen, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, part tiled walls and wooden effect vinyl flooring.

Kitchen: 9'9 x 5'11 integrated Smeg oven with 4 ring electric hob above, stainless steel extractor fan, integrated fridge/freezer, 1 ½ stainless steel sink with mixer tap and drainer, integrated slimline dishwasher, integrated washing machine and wooden effect vinyl flooring. The kitchen has plenty of worktop space and a selection of wooden effect eye and base level units.

Bedroom 1: 10 x 12'9 rear aspect double glazed French doors with river view opening onto private balcony, fitted double wardrobe with hanging rail and shelf, wall hung storage heater and door opening into:

En-suite: wooden effect vinyl flooring, low level WC, heated towel rail, pedestal wash hand basin with mixer tap and walk in shower cubicle with wall mounted shower.

Outside: allocated parking space in gated and secure underground car park.

General:

Tenure: Leasehold

Length of Lease: 116 years

Freeholder: Mainstay

Managing Agent: Nation Spaces

Service Charges: £1,400.00 P/A

Ground rent: £250.00 P/A

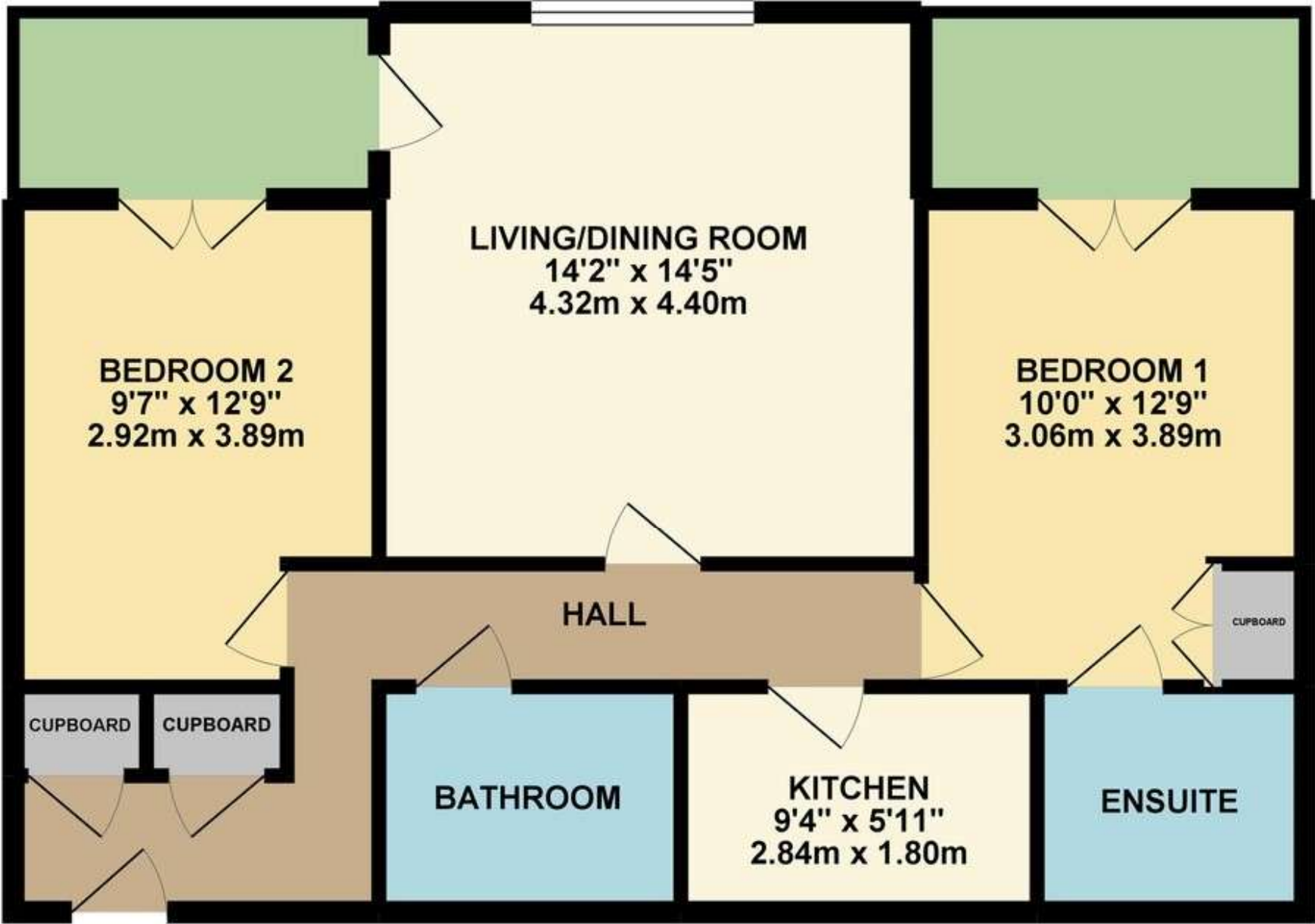
Local Authority: Tonbridge & Malling Borough Council

Council tax: Band C (£1,529.83)

EPC: D (56)



FIRST FLOOR 775.00 sq. ft.
(72 sq. m.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 775.00 sq. ft. (72.00 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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AREA INFORMATION: Tonbridge

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London.

It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling.

With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away.

There are many highly regarded primary schools in the area such as Slade Primary School, Sussex Road County Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School), Bishop Chavasse Church of England Primary School and St Margaret Clitherow R C Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach.

There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.



