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 **KMJProperty**
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Canon House, St. Johns Close, Tunbridge Wells

Offers Over £325,000

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Upon entering the property, you are welcomed into a spacious entrance hallway featuring a built-in storage cupboard, ideal for coats, shoes, and everyday essentials.

Continuing through the property, you are led into the generous open-plan living space situated at the rear. This bright and airy room seamlessly combines the lounge, dining area, and kitchen, creating an ideal space for both everyday living and entertaining.

The modern kitchen offers ample countertop workspace along with an abundance of both upper and lower storage cupboards. Integrated appliances include a fridge freezer, dishwasher, hob, and oven, while contemporary spotlighting enhances the stylish finish.

The open-plan layout provides plenty of room for a dining table before flowing naturally into the comfortable lounge area. Sliding French doors open directly onto the communal gardens and your own private courtyard area, providing the perfect space for outdoor furniture and creating a seamless indoor-outdoor lifestyle.

Returning to the hallway, Bedroom Two is located to the left. This bright and well-proportioned room benefits from built-in storage and wardrobe space, offering excellent practicality.

Adjacent to the bedroom is the modern family bathroom, featuring spotlighting, stylish tiling, a bath with shower attachment, and a large mirror positioned above the wash basin.

Further along the hallway is the spacious principal bedroom, a bright double room complete with built-in storage. The second bathroom is conveniently located next door and comprises a large walk-in shower, a fitted mirror above the wash basin, practical shelving, and partial wall tiling.

Externally, the property benefits from one allocated parking space, visitor parking, and access to a large communal garden.

Leasehold

Approximately 106 years remaining on the lease

Service charge: £180 per Month

Ground rent: £250 per annum

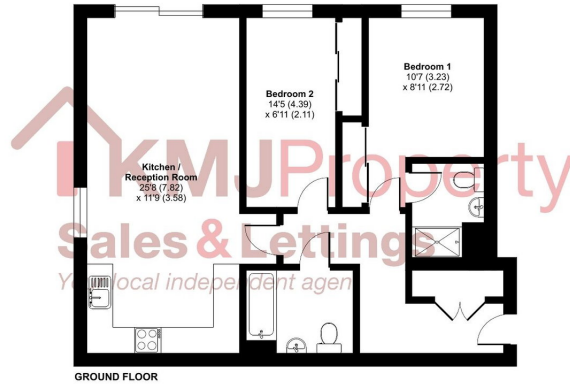
Located in the popular St Johns area of Tunbridge Wells this spacious





Canon House, St. Johns Close, Tunbridge Wells, TN4

Approximate Area = 788 sq ft / 73.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026.
Produced for K&M Property - REF: 1471751

- Ground Floor Flat
- 2 Bedrooms
- Open Plan Living
- 2 Bathrooms
- EPC: C
- Allocated Parking
- Built in storage
- Courtyard Space
- Central Location
- Council Tax Band D



Energy Efficiency Rating

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

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