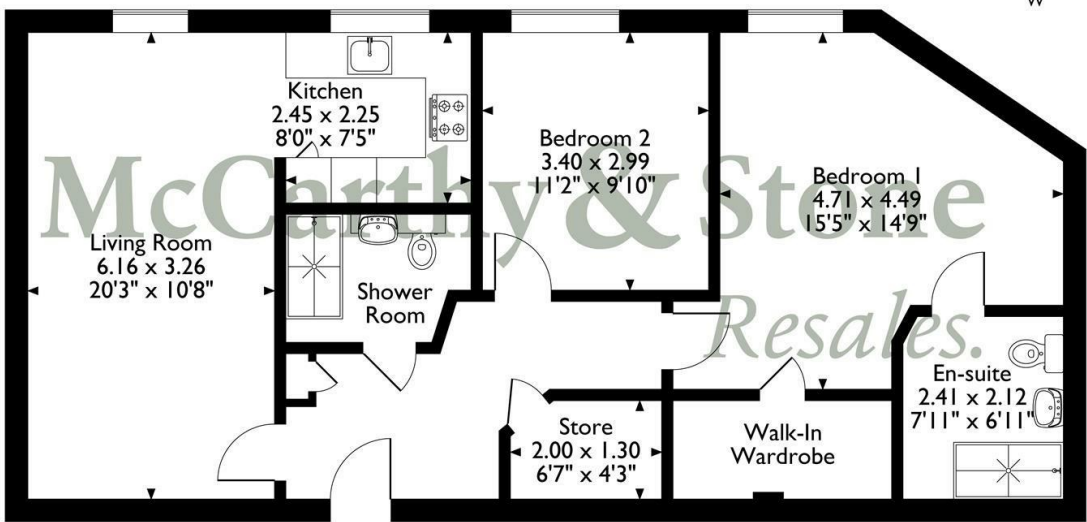
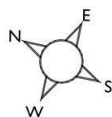


41 Southborough Gate

Pinewood Gardens, Tunbridge Wells, TN4 0FN

Southborough Gate, Flat 41, Pinewood Gardens, Tunbridge Wells, Kent
Approximate Gross Internal Area
82 Sq M/883 Sq Ft

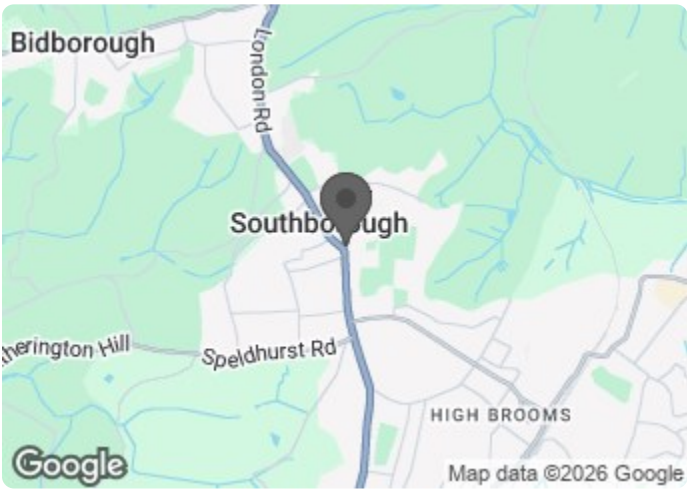


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



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	82	82
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Registered in England and Wales No. 10716544



Asking price £420,000 Leasehold

A beautifully presented second-floor apartment offering two generous double bedrooms, an en-suite and a separate shower room. Benefiting from an allocated car parking space.

Situated within Southborough Gate, a McCarthy Stone Retirement Living development, residents enjoy access to a welcoming communal lounge and beautifully maintained landscaped gardens.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Southborough Gate, Pinewood Gardens, Tunbridge Wells

Local area
Southborough is a pleasant residential town surrounded by the High Weald Area of Outstanding Natural Beauty. It is well situated, with Tonbridge 3.3 miles to the north, and Royal Tunbridge Wells 2 miles to the south. Both are easily accessible by bus. The nearest train station is 1.2 miles away in High Brooms, which connects to Tunbridge Wells, London, Tonbridge, Seven Oaks and Hastings.

London Road is the main high street in Southborough, which is where residents will find all the local amenities like a Tesco Express, Post Office, The Royal Victoria Hall, and a wide choice of cafes and restaurants. Southfields Park is only 0.6 miles from the proposed Retirement Living development, with open spaces and mature trees. St Andrews Medical Centre is located in St Andrews Close, opposite the proposed development site.

Entrance hall
Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Utility cupboard/storage space. Doors giving access to living room, bedrooms and shower room.

Living room
A bright and spacious living room with a large window overlooking London Road, providing plenty of natural light. The room comfortably accommodates both lounge and dining furniture and flows seamlessly into the open-plan kitchen.

Kitchen
Fully fitted kitchen with white high gloss wall and floor mounted units with wood effect laminate worktops with a range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. The sink and drainer is sat below the window with blind.



Master bedroom
Bright and spacious bedroom with outlook over the front elevation and the benefit of a walk in wardrobe with shelving and hanging rails. Separate door to en-suite.

En-suite
Fully tiled and fitted with suite comprising of full width walk in shower with glass screen and support rail. Low level WC, vanity unit with wash basin and illuminated mirror above. Electric heater and extractor fan.

Second bedroom
A double second bedroom of which could be used for dining, office or hobby room with view also across the front elevation.

Shower room
Fully tiled and fitted with suite comprising of a low level double shower cubicle with glass sliding door and support rail. Low level WC, vanity unit with wash basin and illuminated mirror above. Electric heater and extractor fan.

Allocated Car Parking Space
This apartment comes with car parking space E.

Service charge

- Visiting House Manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas



2 Bed | £420,000

• Buildings insurance
The service charge does not cover external costs such as your council tax, electricity or TV, to find out more about service charges please contact your property consultant or house manager.
Service charge: £3,736.56 p.a (for financial year end 30/09/2026).

Lease infomation
Lease length: 999 years
Ground rent: £496 p.a
Ground rent review date: Jan 034

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

