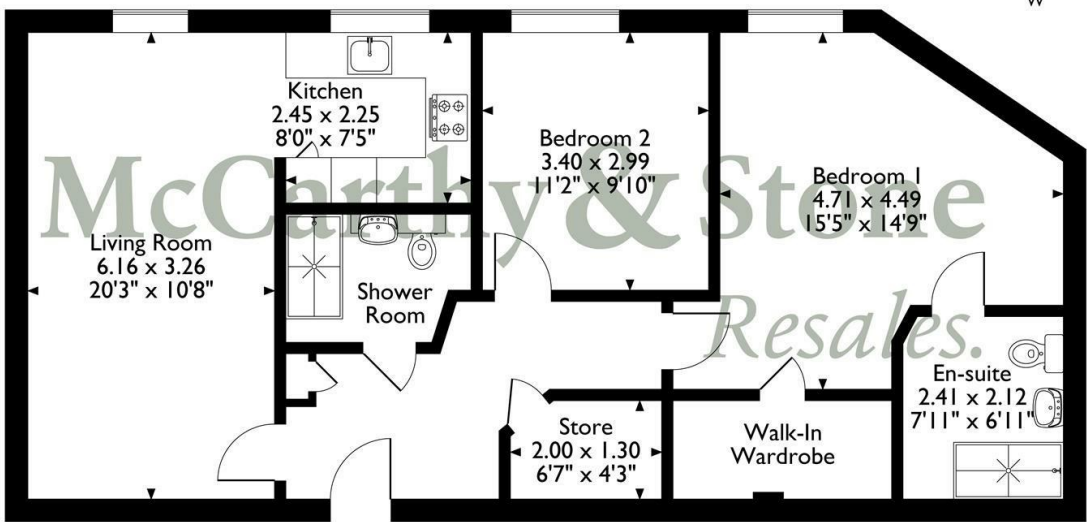
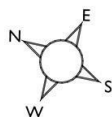


41 Southborough Gate

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

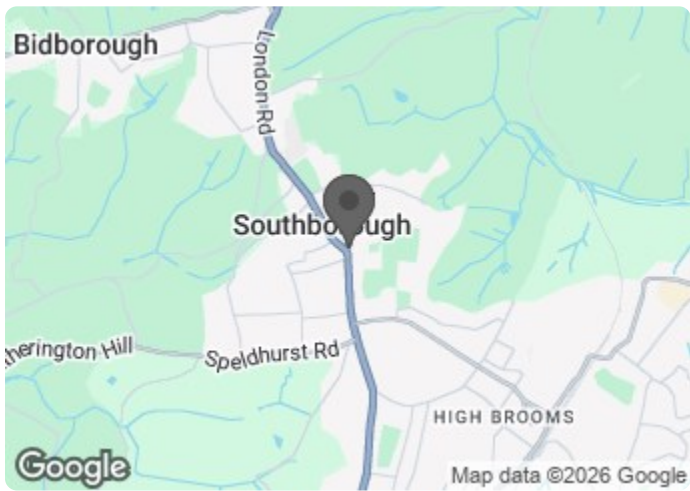


Second Floor

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	



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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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Registered in England and Wales No. 10716544



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 to.
- 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

