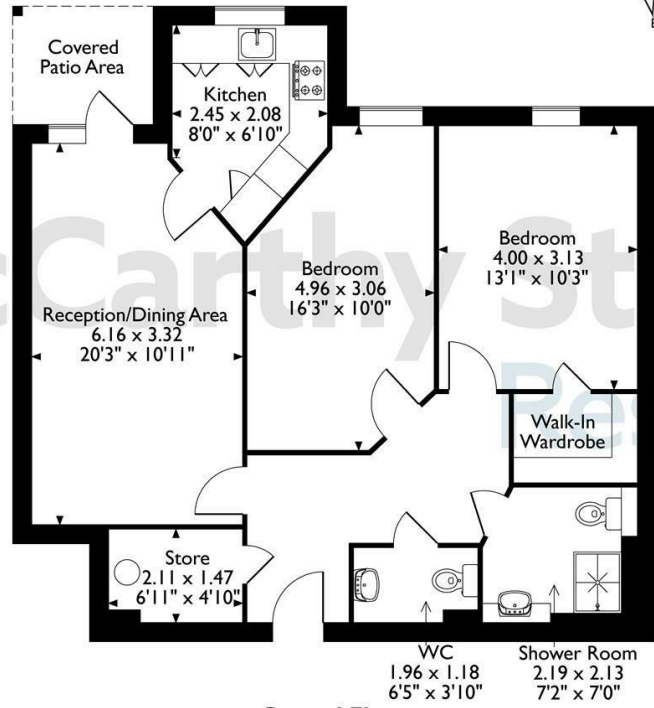
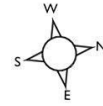


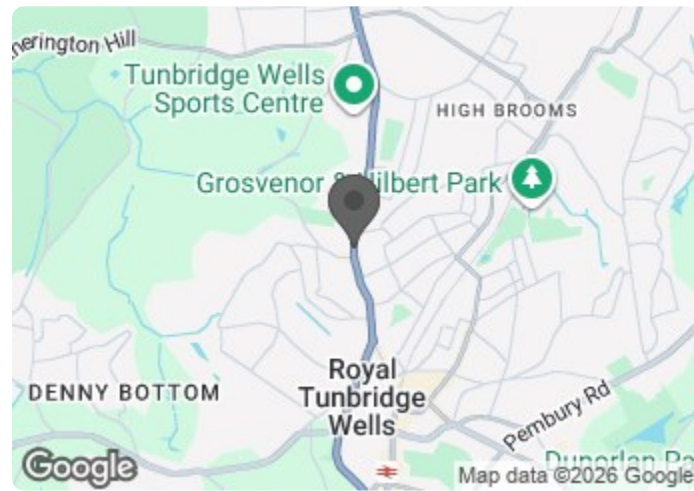
4 The Dairy, 103, St. Johns Road, Tunbridge Wells, Kent
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



Ground 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	79	79
(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	

4 The Dairy

St. Johns Road, Tunbridge Wells, TN4 9FJ



Asking price £369,950 Leasehold

A well-presented TWO bedroom, GROUND FLOOR apartment with private westerly aspect patio. Two bathrooms, modern kitchen with INTEGRATED appliances, living room with ample room for dining and store room. The Dairy, a McCarthy stone retirement development is nestled in Tunbridge Wells and boasts landscaped gardens, an on-site BISTRO and Homeowner's lounge where SOCIAL EVENTS take place.

Entitlements Advice and Part Exchange available

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 that 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. Unauthorised reproduction is strictly prohibited.



The Dairy, St. Johns Road, Tunbridge Wells, Kent

2 bed | £369,950

Summary

The Dairy is a Retirement Living Plus development built by McCarthy & Stone in 2017, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, landscaped gardens. There is a bistro/restaurant which is table service and serves freshly prepared meals daily, a fully equipped laundry room and a well-being suite. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

Two hours of domestic support per week is included in the service charge at The Dairy with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

The Dairy is ideally situated on St John's Road in Tunbridge Wells with a range of cafes and supermarkets on the doorstep. Its conveniently located close to a bus stop and a short bus ride into the bustling town centre offering a range of amenities and activities to enjoy as well as plenty of green space provided by the many local parks in the area. Royal Tunbridge Wells provides an excellent location for an active and independent retirement. The town centre offers an exclusive range of boutique shops and high street stores, as well as a variety of eateries and entertainment, there is a bowls green, a museum and an art gallery and you can even catch a show at the Assembly Hall.

Royal Tunbridge Wells also benefits from excellent transport links to surrounding towns and cities via rail and road. The railway station has trains running directly to Charing Cross and London Bridge which takes approximately one hour.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a large walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom located in the hall. Doors lead to the bedroom, living room and shower room.

Living Room with Access to Patio

A bright and spacious well-proportioned living room benefiting from a double glazed patio door providing access to the covered balcony with space for a table and chairs, this also allows plenty of natural light into the apartment. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, microwave oven, ceramic hob, cooker hood and integral fridge/freezer, integrated dishwasher.

Bedroom One

A spacious double bedroom with a walk-in wardrobe housing hanging rails and shelving. Ceiling lights, TV and phone point, floor to ceiling windows.

Bedroom Two

A good size second double bedroom. Raised power sockets, TV and telephone points, ceiling lights, floor to ceiling windows.

Shower Room

Part tiled and fitted with suite comprising of low level access shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Separate WC

Fully tiled floor and walls, WC, Pedestal wash hand basin, Mirror.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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
- Buildings insurance

Service charge: £15,673.44 per annum (for financial year end 30/06/2026)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your

Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Leasehold

Lease 999 Years from the 1st June 2017

Ground Rent: £510 per annum

Ground Rent Review date: June 2032

Additional Information & Services

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

**** Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

Moving Made Easy

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

Care & Support

The personal care services available at The Dairy can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

