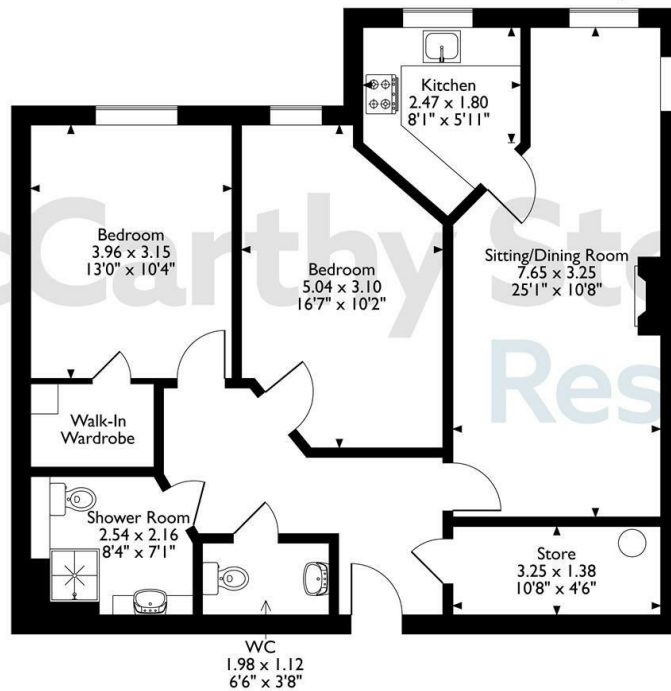


26 The Dairy, 103, St. Johns Road, Tunbridge Wells, Kent  
Approximate Gross Internal Area  
83 Sq M/ 893Sq Ft



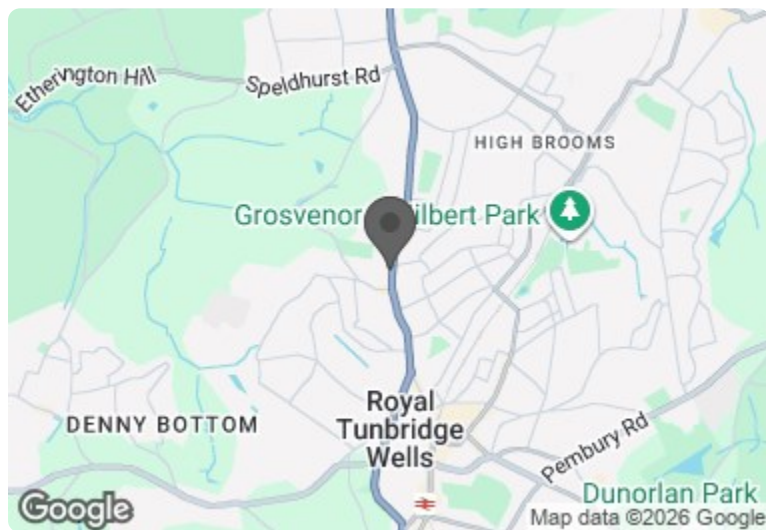
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8651737/DST.

**26 The Dairy**

St. Johns Road, Tunbridge Wells, TN4 9FJ



**Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>82</b>	<b>82</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £299,950 Leasehold**

\*Join us for Coffee & Cake at our Open Day - Tuesday 21st July 2026 - from 10.30am - 2.30pm - BOOK YOUR PLACE TODAY!\*

A well-presented TWO bedroom, GROUND FLOOR apartment which is situated within close proximity to the main entrance and reception area. 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

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Registered in England and Wales No. 10716544



# The Dairy, St. Johns Road, Tunbridge Wells

2 Bed | £299,950

PRICE  
REDUCED

## The Dairy

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, a function room and 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.

## Local Area

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.

## Kitchen

A modern kitchen with a range of base and wall cabinets finished in sleek high gloss for ample storage with wooden effect laminate worksurfaces over. Stainless steel sink with chrome mixer tap seated below a double glazed window. Integrated appliances to include, waist height oven for minimal bend and microwave over, four ring induction hob with extractor hood over, integrated fridge/freezer. Neutral tiled floor throughout with under cupboard feature lighting.

## Master Bedroom

A generously sized double room with a walk in wardrobe, with shelves and hanging rail for ample clothes storage. Floor to ceiling double glazed window allowing natural daylight to flood the room. Raised power sockets for convenience, 24-hour assistance cord.

## Bedroom Two

A spacious double room which could be utilised as a study, hobby room or dining area.

## Wet room

A modern fully fitted wet room which is tiled throughout. Wall mounted mirrored vanity cupboard with feature lighting. Basin seated on high gloss cabinetry for storage and WC.

## Cloakroom

A modern cloakroom with half height grey tiles. Wall mounted mirror with glass shelving and basin below, WC, wall mounted grab rail.

## Living Area

A spacious living area with ample room for dining. A feature electric fire provides a focal point for the room. Partially glazed door leading onto a separate kitchen. Raised tv points and power sockets for convenience.

## Leasehold

Lease 999 Years from the 1st June 2017  
Ground Rent: £510 per annum  
Ground Rent Review date: June 2032

## 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 that can assist with service charges or living costs.
- 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

## Service Charge

- 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
- Subsidised Restaurant

Service charge: £15,959.79 per annum (for financial year end 30/06/2027). Service charge incentive of first one year service charge to be paid for by the vendor is calculated based on this current service charge rate.

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 Estates Manager.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

