

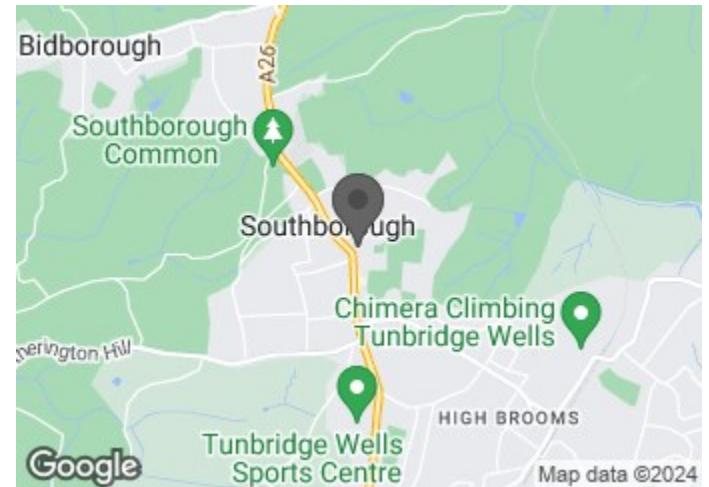
Total floor area 50.1 m<sup>2</sup> (539 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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## 14 SOUTHBOROUGH GATE

PINEWOOD GARDENS, TUNBRIDGE WELLS, TN4 0FN



McCarthy Stone Resales are delighted to present this well appointed  
GROUND FLOOR Retirement Apartment.

This one bedroom property features a PRIVATE PATIO with a NORTH-WEST  
facing aspect over the landscaped communal gardens.

**ASKING PRICE £355,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://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 and a wide choice of cafes and restaurants. Southfields Park is only 0.6 miles from the development, with open spaces and mature trees. St Andrews Medical Centre is located in 'The Hub' along with the chemist and library just 0.2 miles away.

## 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 wet room.

## LIVING ROOM

Bright and spacious living room with a light and neutral décor, making it is easy to add your own personal touches to your living area. French door leads out onto a lovely patio which overlooks the gardens and seating areas. This spacious room provides ample room for a dining table and chairs. Raised power points,



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telephone and sky connectivity. Ceiling spot lights, fitted carpets. Open plan kitchen area.

## KITCHEN

Fully fitted kitchen with a range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible.

## MASTER BEDROOM

Bright and spacious bedroom with a walk-in-wardrobe housing plenty of hanging and storage space. TV, telephone points and power points. Central ceiling light.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of level access, wet room style shower with support rail and glass panel. Low level WC, vanity unit with wash basin and illuminated mirror above. Heated towel rail, shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

## SERVICE CHARGE

- Cleaning of communal and external windows
- 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 (1% due upon Resale) including internal and external redecoration of communal areas
- Buildings insurance



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**1 BED | £355,000**

## • Water rates

The service charge does not cover external costs such as your council tax, electricity or TV, but does include the cost of your house manager, 24-hour emergency call system, heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your property consultant or house manager.

Service charge: £2,375.16 per annum (for financial year end 30/09/2024).

## LEASE INFORMATION

Leasehold 999 years from January 2019  
Ground rent: £425 per annum  
Ground rent review date: January 2034

