

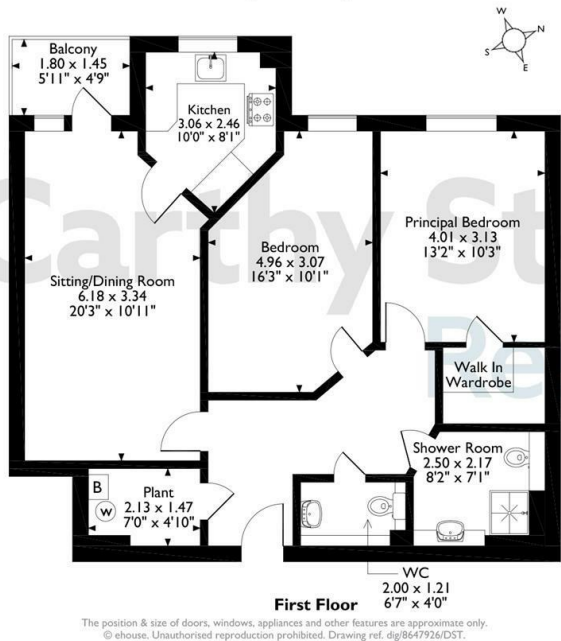
9 The Dairy

St. Johns Road, Tunbridge Wells, TN4 9FJ

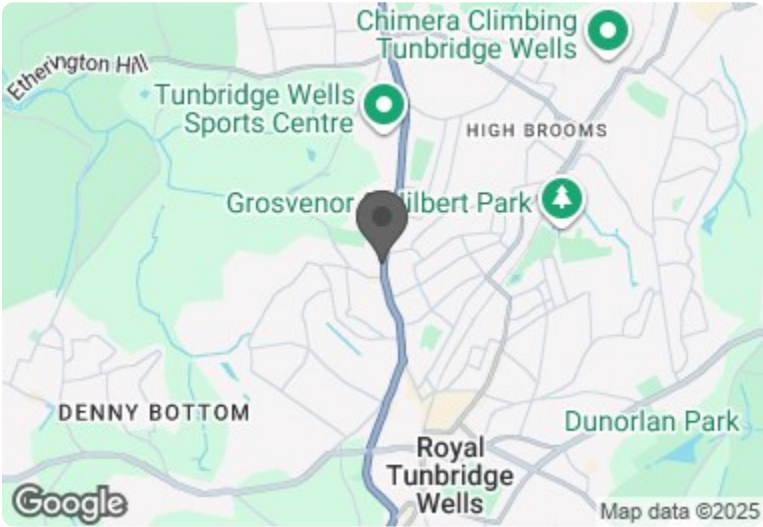
PRICE  
REDUCED



9 The Dairy, 103, St. Johns Road, Tunbridge Wells, Kent  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	



PRICE REDUCTION

Asking price £399,000 Leasehold

A beautifully presented and spacious TWO DOUBLE BEDROOM retirement apartment with SHOWER ROOM and SEPARATE GUEST CLOAKS/WC. Located on the FIRST FLOOR, the lounge boasts direct access to a WALK-OUT BALCONY.

Facilities include TWO HOURS OF DOMESTIC ASSISTANCE PER WEEK, communal lounge where SOCIAL EVENTS take place, an on site BISTRO RESTURANT with table service and more!

Call us on 0345 556 4104 to find out more.

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# The Dairy, St. Johns Road, Tunbridge Wells

2 Bed | £399,000

### Development Overview

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.

### Entrance Hall

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

### Living Room

A spacious well-proportioned living/dining room benefitting from floor to ceiling window allowing natural light, and a door opening to a walk-out balcony seating area. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, underfloor heating and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

### Kitchen

A modern fitted kitchen with a range of wall and base units with roll top work surfaces over. Stainless steel sink with mono lever tap and drainer unit sits below the electrically operated UPVC double glazed window. Integrated appliances include; NEFF eye level oven, NEFF microwave oven, NEFF ceramic hob and cooker hood and fridge freezer.

### Bedroom One

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

### Bedroom Two

A good size second double bedroom which could alternatively be used as a second reception room, office or hobby room. Raised power sockets, TV and telephone points, ceiling lights, floor to ceiling windows and underfloor heating.

### Shower Room

Extensively tiled and fitted with a contemporary suite, comprising of; low level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord, shaving point, electric heater and extractor fan.

### Guest Cloaks/WC

Extensively tiled and comprising of; WC, pedestal wash hand basin and illuminated 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
- Subsidised Restaurant

Service charge: £15,673.41 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. 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

### Bedroom Two

PRICE  
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