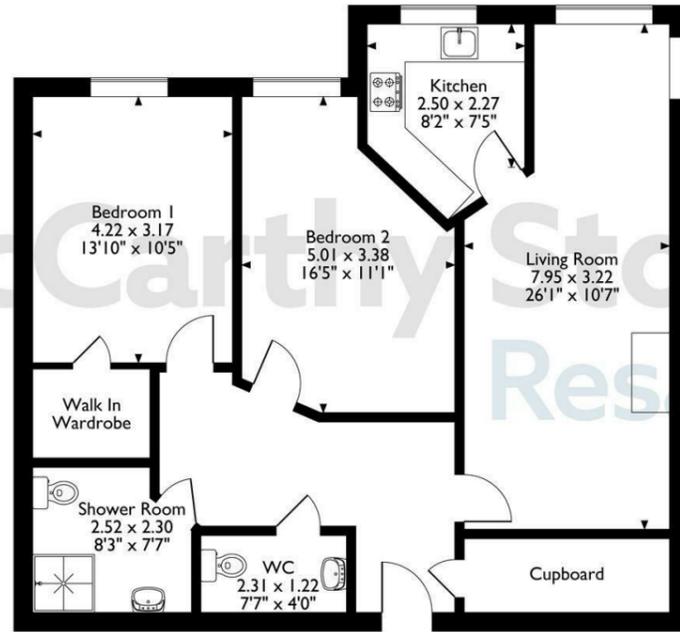


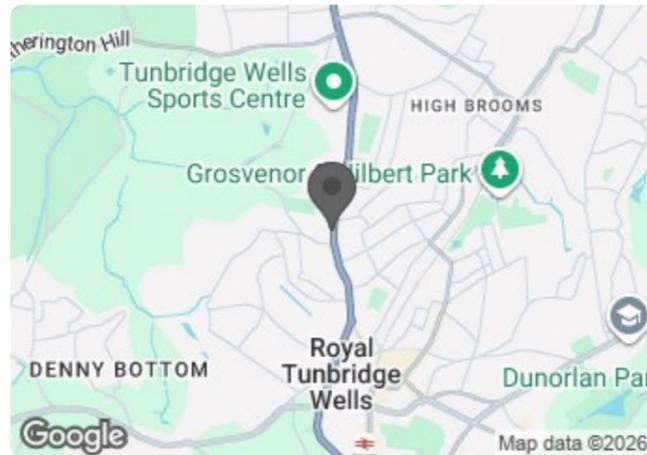
33 The Dairy, 103, St. Johns Road, Tunbridge Wells, Kent  
Approximate Gross Internal Area  
88 Sq M/947 Sq Ft



**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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

**33 The Dairy**

St. Johns Road, Tunbridge Wells, TN4 9FJ



**Asking price £430,000 Leasehold**

A light and spacious TWO bedroom apartment boasting a modern kitchen with INTEGRATED APPLIANCES, TWO bathrooms, TWO DOUBLE bedrooms, a spacious living area with ample room for dining. 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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# The Dairy, St. Johns Road, Tunbridge Wells

2 bed | £430,000

## 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.

## 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.

## Kitchen

A modern kitchen with a range of base and wall cabinets for ample storage, finished in sleek high gloss cream with wooden effect laminated worksurfaces over. Inset stainless steel sink with chrome mono lever mixer tap sits below the double glazed window. Under pelmet feature lighting and grey tiled flooring. Integrated fridge/freezer, neff waist height single oven for minimal bend and microwave above, four ring induction hob with extractor hood over.

## Living Area

A light and spacious living area with full height floor to ceiling windows allowing ample natural daylight to flood the room. Feature fireplace and surround provides a warm focal point to the room. Partially glazed door leads onto a separate kitchen. Raised Tv and power sockets for convenience.

## Bedroom One

A light and spacious double bedroom, neutrally decorated and carpeted throughout. A floor to ceiling window allowing natural daylight. Wooden door opening onto a walk-in wardrobe with shelves and hanging rails for ample clothes storage. Raised power sockets and TV point for convenience.

## Bedroom Two

A generously sized second double bedroom. Neutrally decorated and carpeted throughout. Floor to ceiling window for ample natural daylight. Ceiling light point. Raised power sockets for convenience. This room could be utilised as a study or hobby room. Furnished to include a desk and chair.

## WC

A modern fitted suite with half height wall tiling. Wall mounted mirrored vanity unit sits above the basin with chrome tap. Low level WC.

## Shower Room

A modern wet room with grey tiling throughout. Low level WC, basin seated on white gloss cabinetry below a wall mounted illuminated mirrored vanity cabinet. Chrome thermostatic shower with chrome grab rails and shower curtain. 24/7 emergency pull cord.

## 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: £15,673.41 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.

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)'

## Leasehold

Lease 999 Years from the 1st June 2017

Ground Rent: £510 per annum

Ground Rent Review date: June 2032

