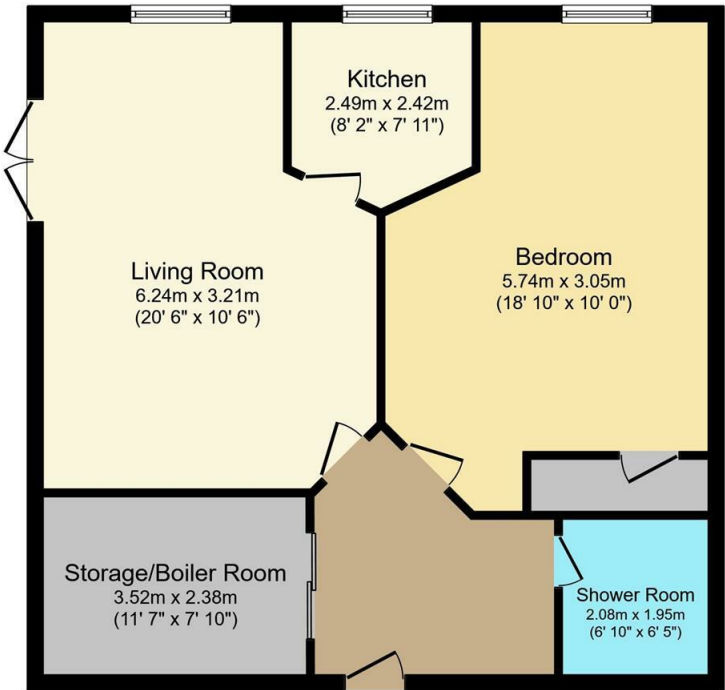


5 The Dairy

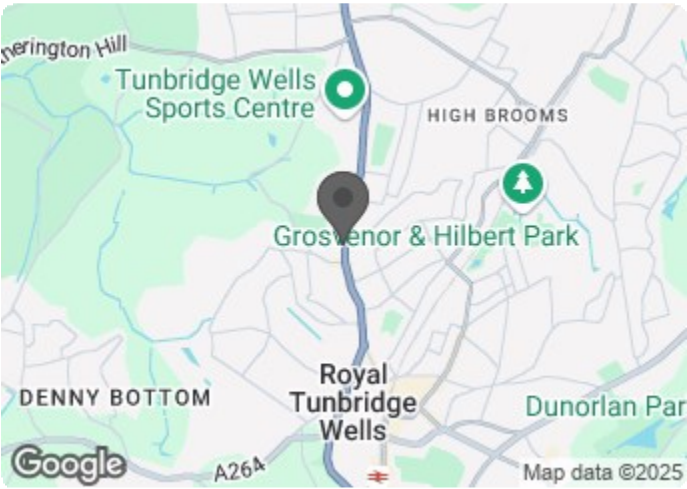
St John's Road, Tunbridge Wells, TN4 9FJ

SERVICE  
CHARGE  
INCENTIVE



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	81
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	83	83
EU Directive 2002/91/EC		

Council Tax Band:



**\*FIRST 2 YEARS SERVICE CHARGE PAID BY THE VENDOR\***

**Asking price £225,000 Leasehold**

\*Come along to our Open Day - Thursday 26th June 2025 - from 10am - 4pm - book your place today!\*

\*\*\* FIRST TWO YEARS SERVICE CHARGE PAID BY THE VENDOR \*\*\*

A superb ONE DOUBLE BEDROOM retirement apartment located on the GROUND FLOOR, boasting direct access from the DUAL ASPECT living room to a small PATIO SEATING AREA. The EXCELLENT FACILITIES at The Dairy include TWO HOURS OF DOMESTIC ASSISTANCE PER WEEK, a communal lounge where SOCIAL EVENTS TAKE PLACE, and an on site BISTRO RESTAURANT with table service and fresh meals served daily.

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF THE DAIRY - BOOK NOW!

**Call us on 0345 556 4104 to find out more.**

[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://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 McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk) Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544





# The Dairy, St John's Road, Tunbridge Wells

### Development Overview

The Dairy is a Retirement Living Plus development built by McCarthy & Stone, specifically for the over 70s, designed for those who wish to enjoy independent living but may need some extra care and support.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and bistro/restaurant which is table service and serves freshly prepared meals daily. 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.

There is an Estate Manager who leads the team and oversees the development. 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 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 which takes approximately one hour.

### Apartment Overview

A very well presented retirement apartment located on the ground floor, boasting a dual aspect living room which provides direct access to a lovely patio seating area. There is one double bedroom with a walk-in wardrobe, as well as a modern fitted

kitchen and contemporary wet room style shower room. In addition, the apartment benefits from having underfloor heating and a 24 hour emergency call system.

### Entrance hallway

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

### Living Room with direct Patio access

A light and spacious dual aspect lounge with floor to ceiling windows providing natural light to flood in. There is a double glazed patio door which opens directly to a lovely patio area and the communal grounds. 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

A modern fitted kitchen with a range of high gloss wall and base units and drawers with complimentary roll top work surfaces over. Stainless steel sink with mono lever tap and drainer unit sits below the electrically operated UPVC double glazed window. Eye level oven, microwave oven, and ceramic hob with cooker hood over. Tiled floor.

### Double Bedroom

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

### Shower Room

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

### 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

# 1 Bed | Asking price £225,000

communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £11,008.96 per annum (for financial year ending 30/06/2025) Service charge incentive of first two years 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.

### Lease Information

Lease Length: 999 years from June 2017  
Ground Rent: £435 per annum  
Ground Rent Review Date: June 2032

### Additional Information & Services

- Superfast 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

