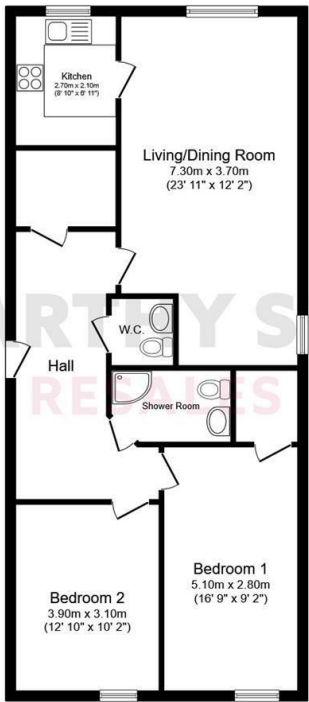


12 The Dairy

St. Johns Road, Tunbridge Wells, TN4 9FJ

PRICE  
REDUCED



Total floor area 83.2 m² (895 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		
(81-91) B	83	83
(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 £490,000 Leasehold

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

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

A spacious two-bedroom Retirement Living Plus apartment on the popular 2nd floor of The Dairy is a must-see. Conveniently located with a wellbeing salon on the same floor, this apartment offers easy access to the bistro through a corridor and lift.

Call us on 0345 556 4104 to find out more.

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 | £490,000

PRICE  
REDUCED

### Summary

The Dairy, a McCarthy & Stone Retirement Living Plus community built in 2017, caters to independent living for those aged 70 and above, offering additional care if needed. The Estate Manager oversees the development, and each apartment features a fully equipped kitchen, underfloor heating, a tiled shower room, and a 24-hour emergency call system.

Communal facilities include a homeowners lounge, a function room, landscaped gardens, a bistro/restaurant, a laundry room, and a well-being suite. Guest suite accommodation is available for a fee. A personal pendant and call points ensure a 24-hour emergency call system, supported by onsite management.

The service charge at The Dairy includes two hours of domestic support per week, with extra care services available at an additional cost, starting from 15 minutes per session.

Situated on St John's Road in Tunbridge Wells, The Dairy offers convenient access to cafes, supermarkets, and a nearby bus stop. The town center provides diverse amenities, parks, shops, eateries, and entertainment options, including a museum, art gallery, and the Assembly Hall for shows.

Royal Tunbridge Wells boasts excellent transport links, with trains running directly to Charing Cross and London Bridge in approximately one hour.

### Entrance Hall

A front door, equipped with a spy hole, opens to a spacious entrance hall featuring the 24-hour Tunstall emergency response pull cord system. In the hall, there's a sizable walk-in storage/airing cupboard, illuminated light switches, a smoke detector, and an apartment security door entry system with an intercom. The hall provides access to the bedrooms, living room, shower room, and a separate WC.

### Living Room

Being one of just three units with windows facing East, South, and West, this apartment enjoys exceptional natural light, particularly in the bright sitting room that remains well-lit throughout the day. The spacious double-aspect living/dining

room features floor-to-ceiling windows, ensuring ample daylight. It includes TV and telephone points, a Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets, and a partially glazed door leading to a separate kitchen.

### Kitchen

The kitchen is fully tiled and equipped with modern low and eye-level units, drawers, and a roll-top work surface. It features an electrically operated UPVC double-glazed window, a stainless steel sink with a mono lever tap and drainer, eye-level oven, microwave oven, ceramic hob, cooker hood, and an integrated 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 windows.

### Bedroom Two

A good size second double bedroom, raised power sockets, TV and telephone points, ceiling lights, floor to ceiling windows.

### Shower Room

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

### WC

Fully tiled floor and walls, WC, Pedestal wash hand basin, 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

Service charge: £14,193.77 per annum (for financial year end

30/06/2025)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. 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

### Car Parking

This apartment comes with its own reserved parking area. There are visitors car parking spaces available .  
2 EV charging points in the car park.

### 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

