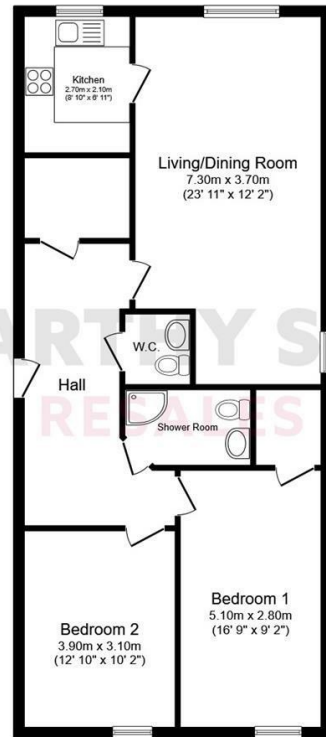


12 The Dairy

St. Johns Road, Tunbridge Wells, TN4 9FJ



Total floor area 83.2 m<sup>2</sup> (895 sq.ft.) approx

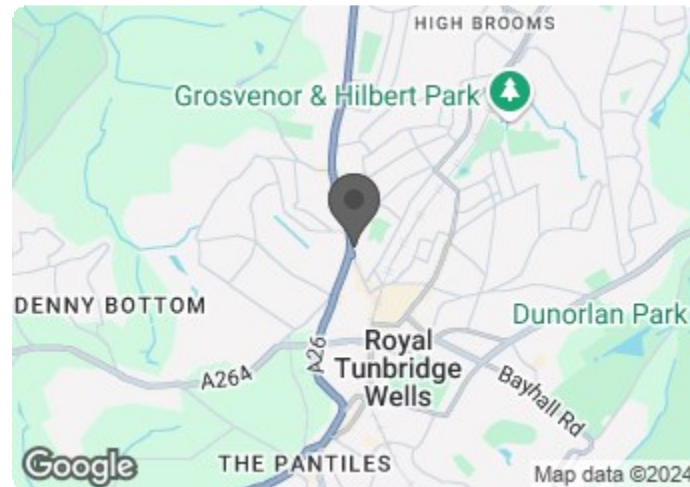
Printed Contact Details...

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

Powered by focalagent.com



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		

Asking price £500,000 Leasehold

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

A spacious two-bedroom Retirement Living Plus apartment on the favoured 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, avoiding the need to walk in inclement weather like occupants on the first and third floors.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# The Dairy, St. Johns Road, Tunbridge Wells

## 2 bed | £500,000

### 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

