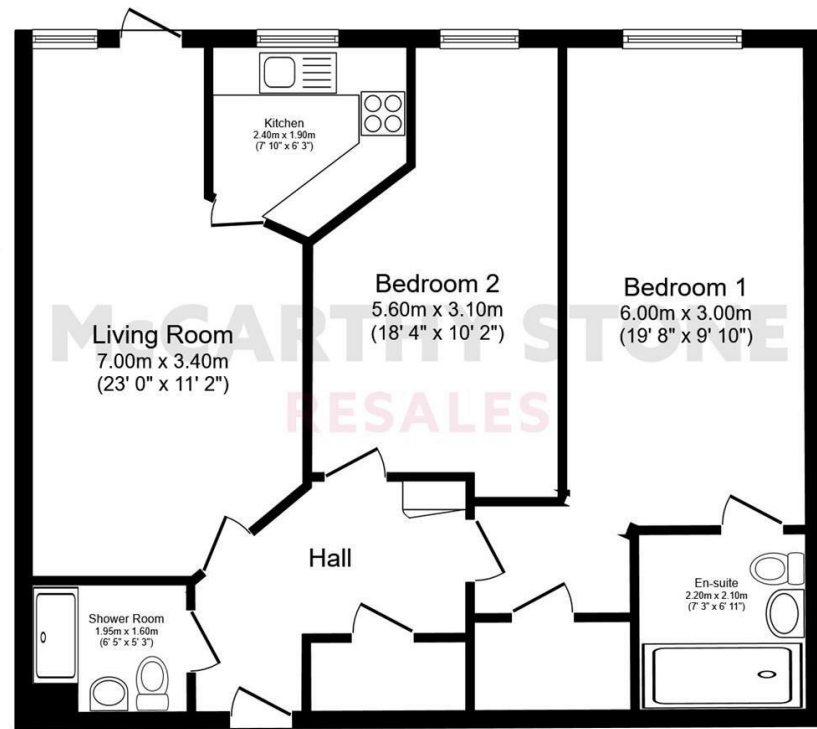


# McCARTHY STONE RESALES

## 3 SOUTHBOROUGH GATE PINEWOOD GARDENS, TUNBRIDGE WELLS, TN4 0FN



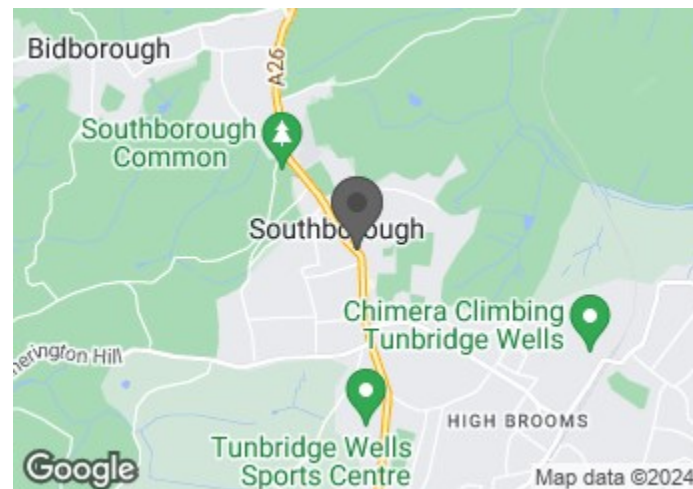
Total floor area 80.5 m<sup>2</sup> (866 sq.ft.) approx

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) <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		



A BEAUTIFULLY BRIGHT and spacious two bedroom GROUND FLOOR retirement apartment with a PATIO.

# McCARTHY STONE RESALES

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## ASKING PRICE £435,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

# SOUTHBOROUGH GATE, PINEWOOD GARDENS, TUNBRIDGE WELLS

2 BED | £435,000

## LOCAL AREA

Southborough is a pleasant residential town surrounded by the High Weald Area of Outstanding Natural Beauty. It is well situated, with Tonbridge 3.3 miles to the north, and Royal Tunbridge Wells 2 miles to the south. Both are easily accessible by bus. The nearest train station is 1.2 miles away in High Brooms, which connects to Tunbridge Wells, London, Tonbridge, Sevenoaks and Hastings.

London Road is the main high street in Southborough, which is where residents will find all the local amenities like a Tesco Express, Post Office, The Royal Victoria Hall, and a wide choice of cafes and restaurants. Southfields Park is only 0.6 miles from the Southborough Gate with open spaces and mature trees. St Andrews Medical Centre and pharmacy is located within easy reach.

## ENTRANCE HALL

Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Utility cupboard/storage space. Doors giving access to Living Room, bedrooms and shower room.

## LIVING ROOM WITH PATIO

Bright and spacious living room with a light and neutral décor, making it is easy to add your own personal touches to your living area. French door leads out onto a lovely patio. This spacious room provides ample room for a dining table and chairs. Raised power points, telephone and sky connectivity. Three ceiling pendants, fitted carpets.

## KITCHEN

Accessed via a door from the living room. Fully fitted kitchen with a range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible.

## MASTER BEDROOM

Bright and spacious bedroom with a walk in wardrobe housing plenty of hanging and storage space. Separate door to en-suite. TV, telephone points and power points. Three ceiling pendants.

## EN- SUITE

Fully tiled and fitted with suite comprising of shower with support rail and glass screen. Low level WC, vanity unit with wash basin and glass cabinet with illuminated glass doors above. Shaving point, ceiling spot lights,, electric heater and extractor fan.

## SECOND BEDROOM

A spacious second bedroom. This bedroom could even be used as an office or hobby room. TV, telephone points and power points. Two ceiling lights.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of shower with support rail and glass screen. Low level WC, vanity unit with wash basin and illuminated mirror above. Shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

## PARKING

A parking space is included within the sale of the apartment.

## SERVICE CHARGE

- Cleaning of communal and external windows
- 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 (1% due upon Resale) including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your council tax, electricity or TV, but does include the cost of your house manager, 24-hour emergency call system, heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your property consultant or house manager.

Service charge: £3,562.74 per annum (for financial year end 30/09/2024).

## LEASE INFORMATION

Leasehold 999 years from 1st January 2019

Ground rent: £496 per annum

Ground rent review date: January 2034

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

