

Total floor area 76.8 sq.m. (827 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: D



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		

## McCARTHY STONE RESALES

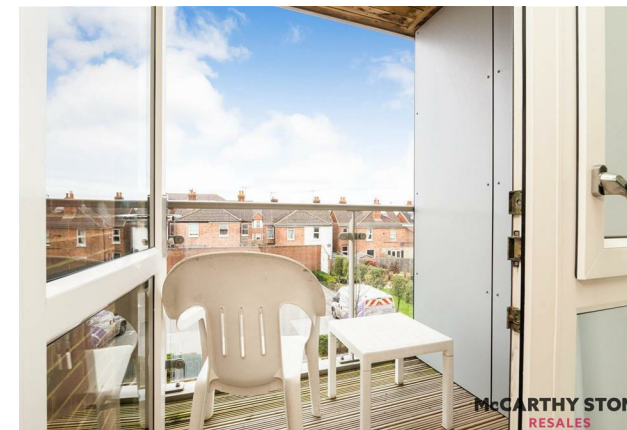
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## McCARTHY STONE RESALES

### 14 THE DAIRY ST. JOHNS ROAD, TUNBRIDGE WELLS, TN4 9FJ



JOIN US FOR TEA & CAKE THURSDAY 25TH JULY 2024 FROM 10AM - 4PM. BOOK YOUR PLACE TODAY!

A beautifully presented large one bedroom retirement apartment. TWO HOURS OF DOMESTIC ASSISTANCE INCLUDED PER WEEK. and on site BISTRO RESTURANT with table service.

### ASKING PRICE £465,000 LEASEHOLD

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

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# THE DAIRY, ST. JOHNS ROAD, TUNBRIDGE WELLS

2 BED | £465,000

## SUMMARY

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, 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.

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.

## ENTRANCE HALL

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

## LIVING ROOM WITH BALCONY

A bright and spacious well-proportioned living room benefiting from a double glazed patio door providing access to the balcony which has space for a small table and chairs, this also allows plenty of natural light into the apartment. A feature electric fireplace provides a focal point to the centre of the room. 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

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, microwave oven, ceramic hob, cooker hood and integral fridge freezer, integrated dishwasher.

## 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 currently being used as a study. 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.

## PARKING

Parking is included within the sale of the apartment.

## 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

## ADDITIONAL INFORMATION & SERVICES

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

