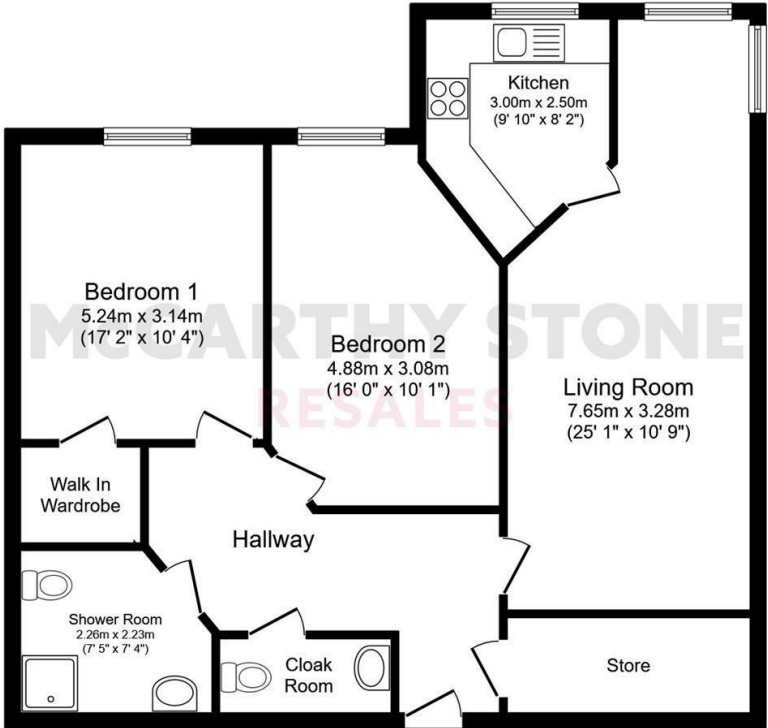


41 The Dairy

St. Johns Road, Tunbridge Wells, TN4 9FJ

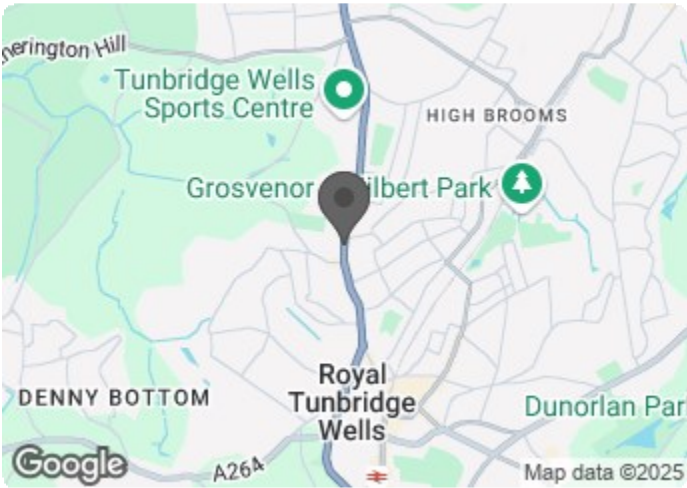


Total floor area 83.6 sq.m. (900 sq.ft.) approx

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 £425,000 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 SUPERBLY PRESENTED and particularly spacious TWO BEDROOM retirement apartment, situated on the SECOND FLOOR. This modern property boasts a fitted kitchen with DISHWASHER, shower room with SEPARATE GUEST CLOAKS, and useful of fitted storage.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | 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 and will be prosecuted.





# The Dairy, St. Johns Road, Tunbridge Wells

### 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, a function room and 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 bedrooms, living room, shower room and separate WC.

### Living Room

A spacious well-proportioned double aspect living/dining room benefitting from floor to ceiling windows allowing plenty of natural light. 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 tiled and 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, integral fridge freezer and added integral 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, 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



## 2 Bed | £425,000

Service charge: £15,673.41per annum (for financial year end 30/06/202)

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: June 2032

### Car Parking

There are visitors car parking spaces available only. 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

