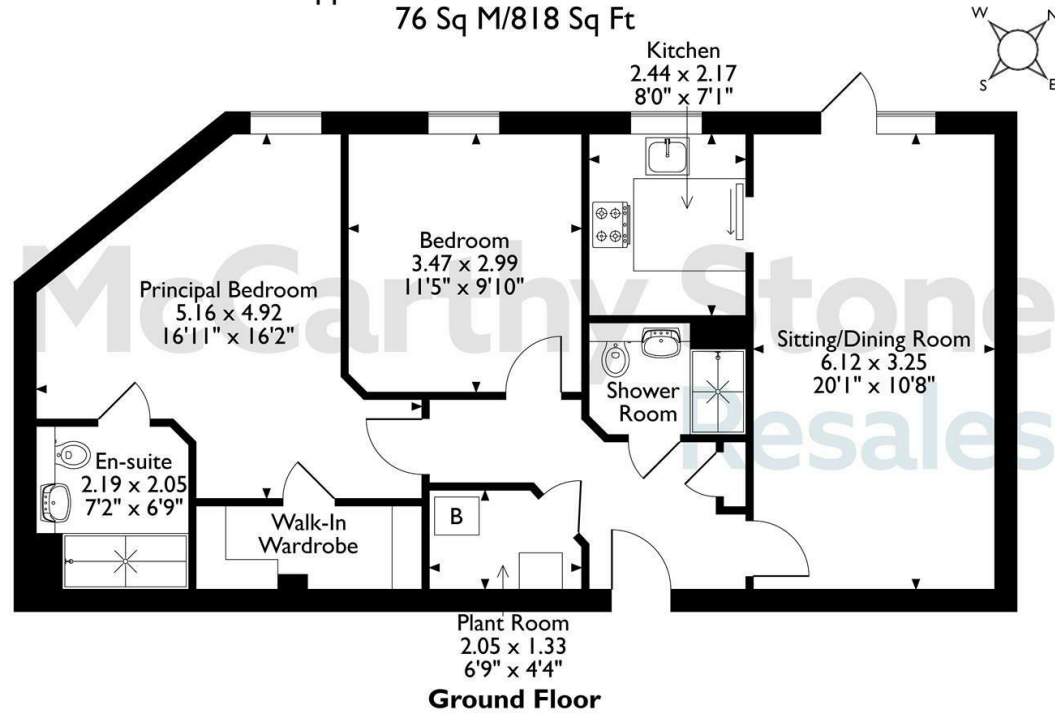
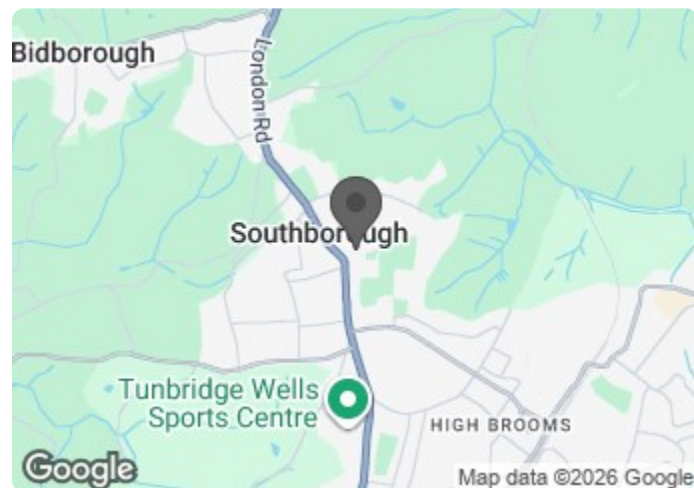


Southborough Gate, Flat 12, Pinewood Gardens, Tunbridge Wells, Kent  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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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>82</b>	<b>82</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 12 Southborough Gate

Pinewood Gardens, Tunbridge Wells, TN4 0FN



**Asking price £400,000 Leasehold**

McCarthy Stone Resales are delighted to present this well appointed GROUND FLOOR Retirement Apartment.

A beautifully BRIGHT and SPACIOUS TWO bedroom, TWO bathroom property benefiting from newly laid carpets.  
The apartment boasts SPACIOUS ACCOMMODATION, to include a superb LIVING ROOM with a door leading directly out to a NORTH-WEST facing PATIO area with a delightful aspect over the landscaped communal gardens.

**Call us on 0345 556 4104 to find out more.**

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Registered in England and Wales No. 10716544



# Southborough Gate, Pinewood Gardens, Tunbridge Wells, TN4 0FN

2 Bed | £400,000

## 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, Seven Oaks 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 and a wide choice of cafes and restaurants. Southfields Park is only 0.6 miles from the development, with open spaces and mature trees. Ridgeway Playing Fields is also a short walk from the development, ideal for dog walking. St Andrews Medical Centre is located in 'The Hub' along with the chemist and library just 0.2 miles away.

## Entrance hall

Entrance hall with newly laid carpets. Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Utility cupboard/storage space, housing a washer / dryer. Doors giving access to Living Room, bedrooms and wet room.

## Living room

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 which overlooks the gardens and seating areas. This spacious room provides ample room for a dining table and chairs. Raised power points, telephone and sky connectivity. Ceiling lights, and newly laid carpets.

## Kitchen

Fully fitted kitchen with a range of quality appliances, including waist height oven with integral microwave above, 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. TV, telephone points and power points. Central ceiling light and newly laid carpet. Door leading to an ensuite shower room.

## EnSuite shower room

Ensuite shower room with fully tiled and fitted suite comprising of level access, wet room style shower with support rail and glass panel. Low level WC, vanity unit with wash basin and illuminated mirror above. Heated towel rail, shaving point, ceiling spot lights.

## Second bedroom

Spacious bedroom with TV, telephone point and power points. Central ceiling light and newly laid carpet.

## Shower room

Fully tiled and fitted with suite comprising of level access, wet room style shower with support rail and glass panel. Low level WC, vanity unit with wash basin and illuminated mirror above. Heated towel rail, shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

## 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
- Water rates

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: £3,736.53 per annum (for financial year end 30/09/2026).

## Lease information

Leasehold 999 years from January 2019

Ground rent: £495 per annum

Ground rent review date: January 2034

