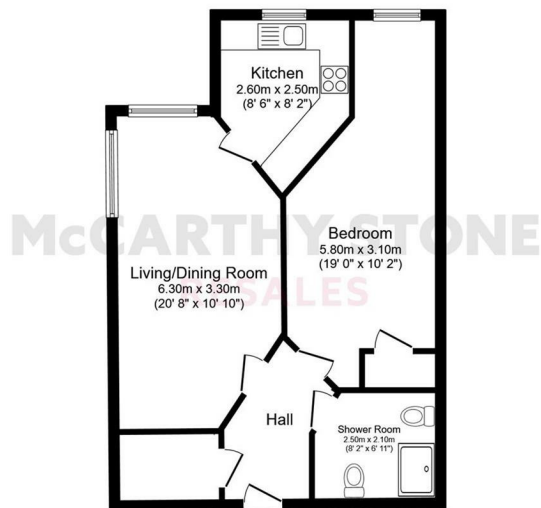
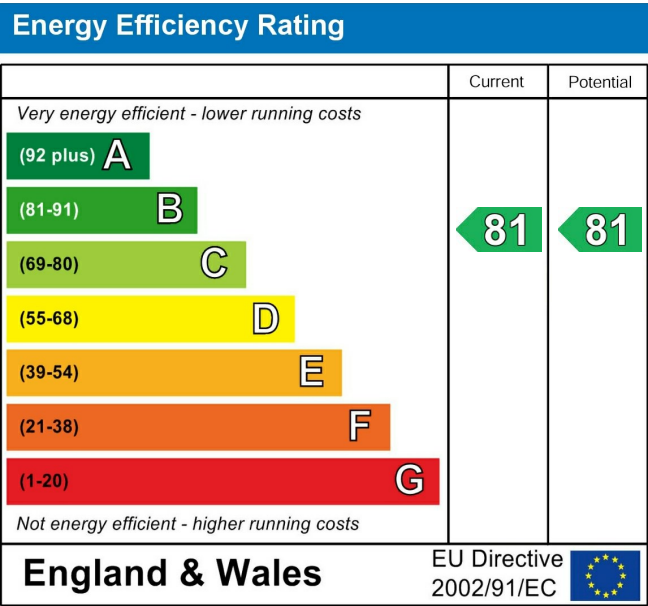
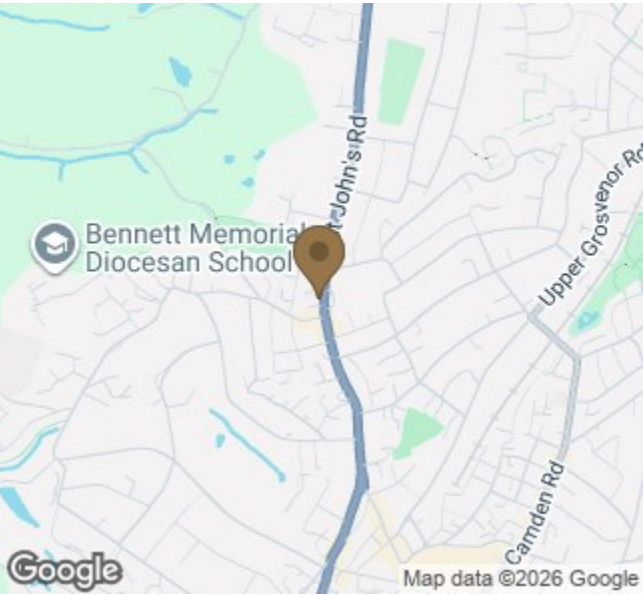




Total floor area 57.6 m² (620 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Registered in England and Wales No. 10716544



25 The Dairy

St. Johns Road, Tunbridge Wells, TN4 9FJ

1 1 Council Tax Band: D

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 25 The Dairy could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

☎ 0345 556 4104
✉ resales@mccarthyandstone.co.uk
🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom Top Floor apartment
- Bright dual aspect living room
- Modern Kitchen and shower room
- Social Home Owners Lounge
- Bistro style Restaurant
- Beautifully Landscaped Gardens
- Guest suite for family or friends
- Hairdressing salon & Wellness suite
- Two hours domestic assistance included per week
- Allocated Car Parking

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

25 The Dairy, Tunbridge Wells

 1 |  1 | Asking price £250,000

Development Overview

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.

Apartment Overview

A bright and spacious one double bedroom retirement apartment enjoying a desirable dual-aspect position, with impressive floor-to-ceiling windows that flood the home with natural light and far-reaching views. The generously sized living room provides a welcoming space for both relaxing and dining, while the separate modern kitchen is thoughtfully designed with a range of fitted units and integrated appliances.

The spacious double bedroom benefits from a useful walk-in wardrobe, offering excellent storage, and is served by a contemporary shower room with a walk-in shower and stylish vanity unit.

Further features include a large walk-in storage cupboard and a 24-hour emergency response system for added peace of mind. This well-presented apartment offers comfortable and secure retirement living in a bright and attractive setting.

Social Lifestyle

The Communal Lounge is at the heart of the community at The Dairy and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at The Dairy serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Parking

An allocated parking space is included within the sale price.

Additional Information & Services

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

Leasehold

Lease 999 Years from the 1st June 2017
Ground Rent: £435 per annum
Ground Rent Review Date: June 2032

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

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.

Service charge: £12,339.08 per annum (for financial year end 30/06/2027)

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

