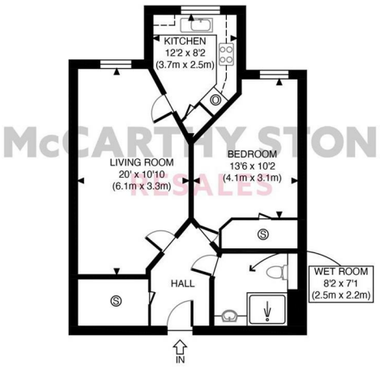
Excellent

Trustpilot

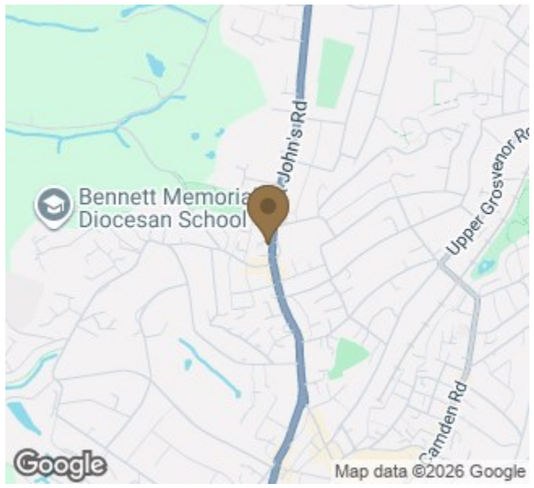
McCarthy & Stone
Resales.

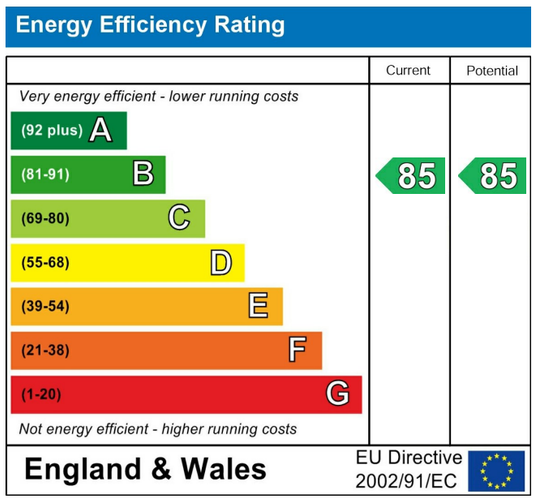


McCARTHY STONE RESALES

GROSS INTERNAL
FLOOR AREA 572 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 572 SQ FT / 53 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	The Dairy date 23/05/23 photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







39 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 39 The Dairy could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious One bedroom apartment
- Modern Kitchen
- Contemporary shower room
- Social Home Owners Lounge
- Bistro style restaurant
- Beautiful Landscaped Gardens
- Guest suite for family or friends
- Hairdressing salon & Wellness suite
- Flexible support offered
- Mobility scooter store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

39 The Dairy, Tunbridge Wells

1 | 1 | Asking price £165,000

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 bedroom retirement apartment offering well-presented accommodation throughout. The generous living room is flooded with natural light thanks to impressive floor-to-ceiling windows and provides a welcoming space for both relaxing and dining. A separate modern fitted kitchen is equipped with a range of integrated appliances and ample storage.

The spacious double bedroom benefits from floor-to-ceiling windows and a useful walk-in wardrobe, while the contemporary shower room features a walk-in shower and stylish vanity unit. The apartment also enjoys a large entrance hall with excellent storage facilities, providing practical and comfortable retirement living in a secure and welcoming environment.

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 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.

Landscaped Gardens
One of the main social hubs of The Dairy is in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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

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: £435 per annum
Ground Rent Review Date: June 2032

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.





