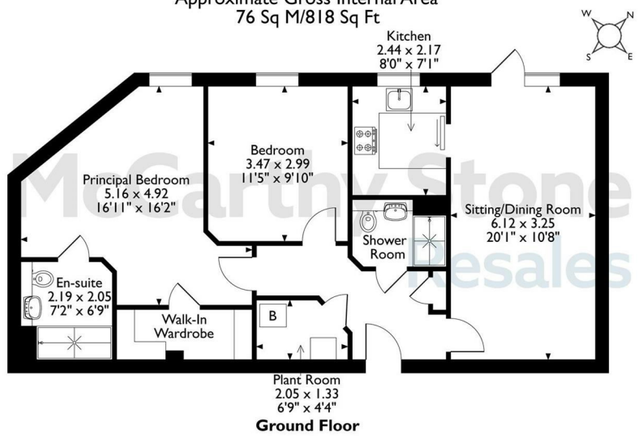
Excellent

Trustpilot

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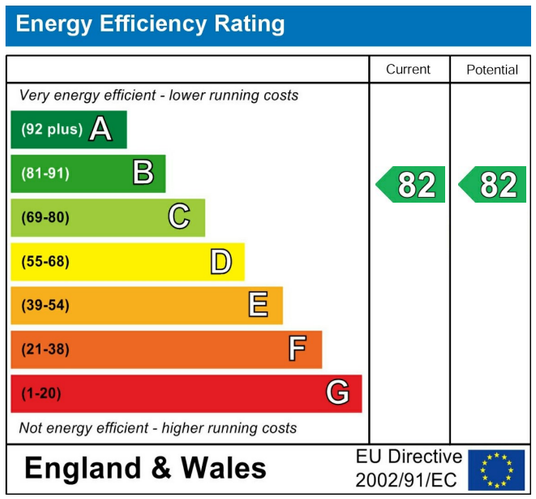
Southborough Gate, Flat 12, Pinewood Gardens, Tunbridge Wells, Kent
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







12 Southborough Gate

Pinewood Gardens, Tunbridge Wells, TN4 0FN

2 2 Council Tax Band: E

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 12 Southborough Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £385,000
Leasehold

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

Why you'll love living here:

- Two bedroom ground floor apartment
- Westerly facing patio overlooking gardens
- Two contemporary shower rooms
- 24/7 call system
- Social Home Owners lounge
- Beautifully maintained landscaped gardens
- Guest suite for family and friends
- A quiet residential setting
- Walking distance to park
- Cycle store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Southborough Gate, Tunbridge Wells

2 | 2 | Asking price £385,000

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. Ridgewaye 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.

Apartment Overview

A beautifully presented and spacious two-bedroom retirement apartment featuring newly laid carpets throughout and a bright, neutral décor. The generous living/dining room opens via French doors onto a patio overlooking attractive communal gardens and seating areas, creating a wonderful space to relax and entertain. The modern fitted kitchen is equipped with a range of integrated appliances, while the principal bedroom benefits from a walk-in wardrobe and en-suite wet room. A second spacious bedroom and an additional contemporary wet room provide flexibility for guests or hobbies. Offering comfortable, low-maintenance retirement living, this superb apartment combines stylish accommodation with pleasant garden views in a welcoming community setting.

Landscaped Gardens

One of the main social hubs of Southborough Gate is the large patio area and 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.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Southborough Gate 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.

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: £3,901.90 per annum (for financial year end 30/09/2027).

Lease infomation

Leasehold 999 years from January 2019
Ground rent: £495 per annum
Ground rent review date: January 2034

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.

Additional Information & Services

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













