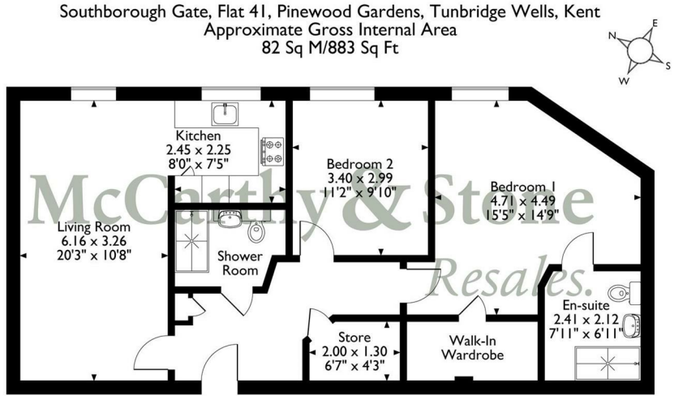
Excellent

Trustpilot

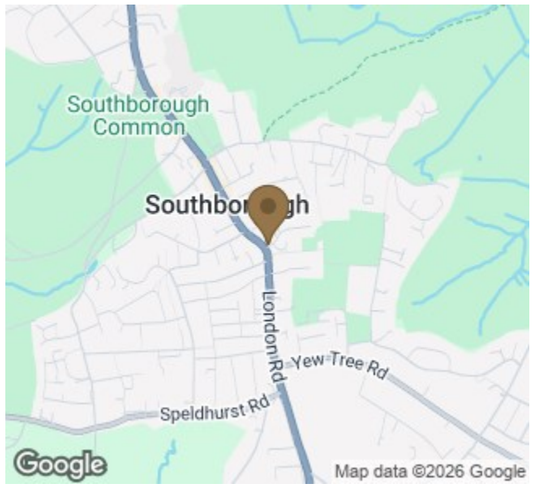
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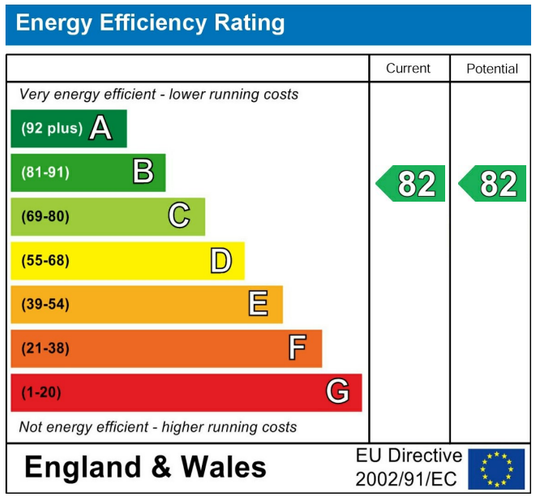
Southborough Gate, Flat 41, Pinewood Gardens, Tunbridge Wells, Kent
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



Second 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







41 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 41 Southborough Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £395,000
Leasehold

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

Why you'll love living here:

- Two bedroom second floor apartment
- Master bedroom with ensuite
- Modern fitted kitchen
- Contemporary shower rooms
- Social Home Owners lounge
- Fully maintained landscaped gardens
- Guest suite for family and friends
- Lift to all floors
- 24/7 call system
- A quiet residential setting

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

41 Southborough Gate, Tunbridge Wells

2 | 2 | Asking price £395,000

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, The Royal Victoria Hall, and a wide choice of cafes and restaurants. Southfields Park is only 0.6 miles from the proposed Retirement Living development, with open spaces and mature trees. St Andrews Medical Centre is located in St Andrews Close, opposite the proposed development site.

Apartment Overview
A bright and spacious apartment offering well-proportioned accommodation throughout. The impressive living area enjoys a large window overlooking London Road, creating a light and welcoming space with ample room for both relaxing and dining. The contemporary kitchen is fitted with a range of modern high-gloss units and integrated appliances, providing a practical and stylish environment for cooking and entertaining.

The principal bedroom, enjoys an outlook over the front elevation and benefits from a walk-in wardrobe fitted with shelving and hanging rails. A separate door leads directly to the en-suite shower room.

The versatile second bedroom is a comfortable double and could equally be utilised as a dining room, home office or hobby room, also enjoying views across the front elevation.

The property benefits from a generous shower room finished to a high standard.

Presented in excellent order throughout, this attractive apartment combines spacious living, quality fittings and flexible accommodation, making it ideal for those seeking a comfortable and low-maintenance lifestyle.

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.

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

“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

Allocated Car Parking Space
This apartment comes with car parking space E.

Service charge
• Visiting House Manager
• 24 hour emergency call system
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 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, to find out more about service charges please contact your property consultant or house manager.
Service charge: £3,901.90 p.a (for financial year end 30/09/2027).

Lease infomation
Lease length: 999 years

Ground rent: £495 p.a
Ground rent review date: Jan 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
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













