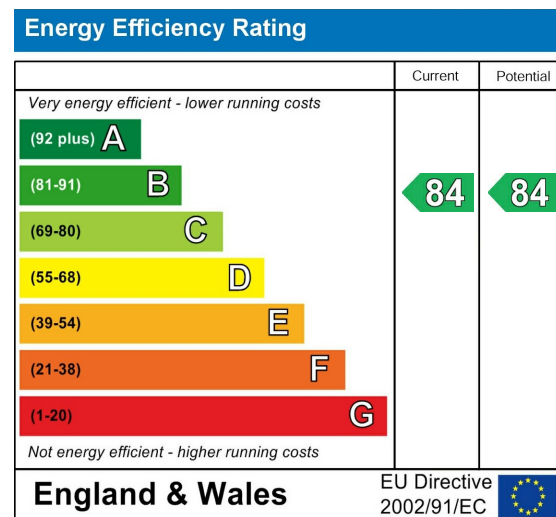
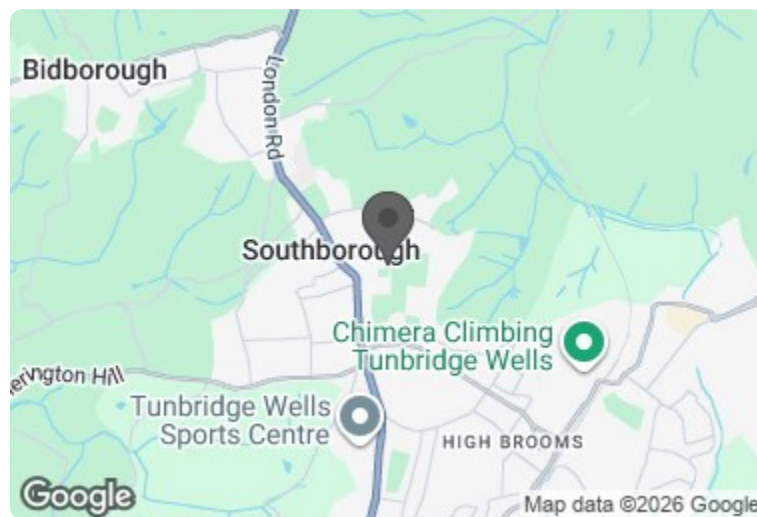
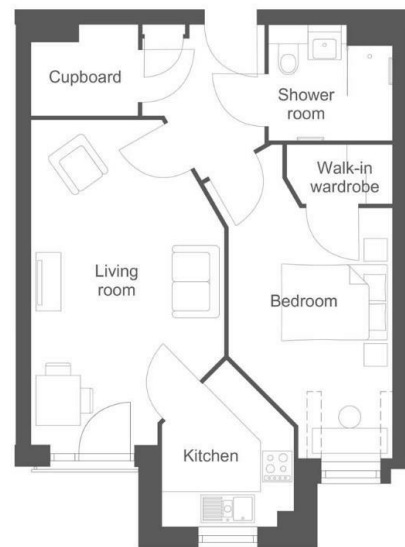


Approximate room sizes:
Living room
11'4" x 19'1" / 3460mm x 5805mm
Kitchen
7'10" x 9'9" / 2375mm x 2965mm
Bedroom
9'7" x 18'4" / 2920mm x 5600mm
Shower room
7'3" x 6'9" / 2210mm x 2050mm



Council Tax Band: D

Holding Deposit*: £150

Security Deposit:** £2,601

For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

arla | propertymark
PROTECTED



McCarthy & Stone Limited • T: 0800 8100 174 • W: mccarthyandstone.co.uk

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 06622199



34 Southborough Gate

Pinewood Gardens, Tunbridge Wells, TN4 0FN

Modern one-bedroom apartment at Southborough Gate, a welcoming Retirement Living development in Tunbridge Wells. The apartment offers bright open-plan living, a modern fitted kitchen, walk-in wardrobe and contemporary shower room, with excellent communal facilities and a friendly community.

Rental Price

£2,255

No service charge payable.

Property is unfurnished.

**Call us on 0800 8100 174
to find out more.**

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**



4.5K+ reviews



Property Features

- One-bedroom second-floor apartment
- Separate fitted kitchen
- Bright and spacious living room
- Located in Tunbridge Wells
- Welcoming communal areas
- Landscaped gardens
- 24-hour emergency call system
- Regular social activities
- Lift access to apartments
- Close to local shops and amenities

McCarthy & Stone
Welcome Home.

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

About Southborough Gate

Southborough Gate is an exclusive development designed for the over 60s and conveniently located in Tunbridge Wells. Residents enjoy a communal lounge where social events take place, and an adjoining furnished patio surrounded by pretty landscaped gardens, lifts to all floors, and a Guest Suite for visiting family and friends. For peace of mind, there is a 24-hour emergency call system and a House Manager on site during office hours.

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. St Andrews Medical Centre is located in 'The Hub' along with the chemist and library just 0.2 miles away.

Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy: you'll pay a single monthly payment.



No service charge is payable.

- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Periodic Tenancy Agreement means you can stay for as long as you like.

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done..." Helen, McCarthy Stone tenant

SOCIAL LIFESTYLE

Socialising is high on the agenda at Southborough Gate and you will be made to feel welcome by our residents as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

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 resident



2 bed | Rental Price £2,255

About 34 Southborough Gate

A modern one-bedroom apartment situated on the second floor of Southborough Gate. The property offers a bright and spacious living room, a separate fitted kitchen and a generous bedroom with a convenient walk-in wardrobe. The apartment also benefits from a contemporary shower room and useful storage cupboard, providing a comfortable and practical home.

What's included at the development ?

- 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 rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

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.

Additional Information

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

