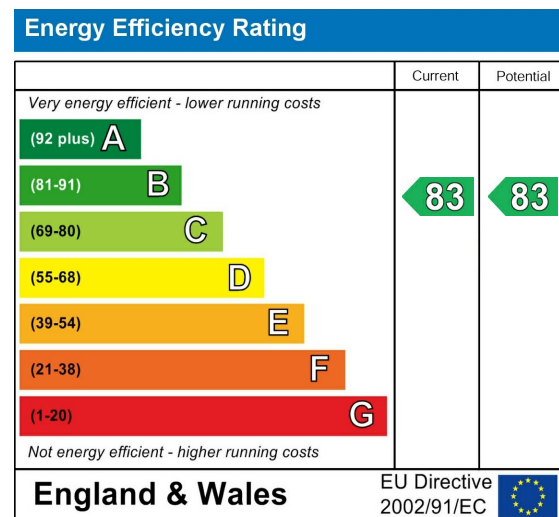
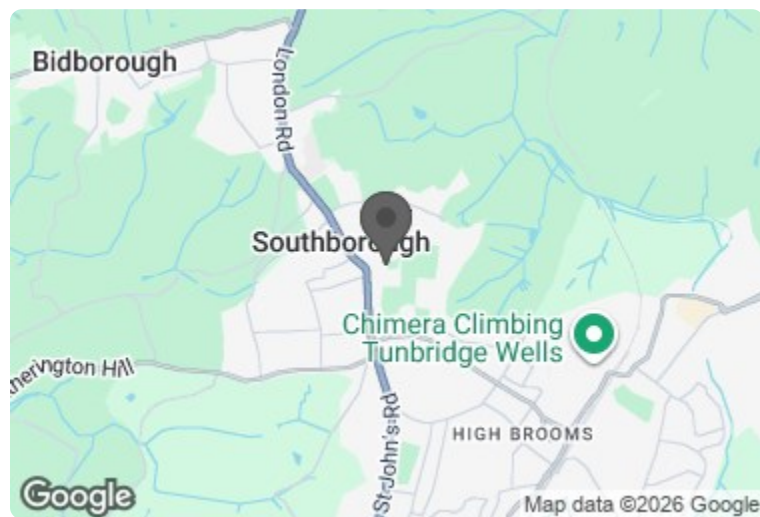
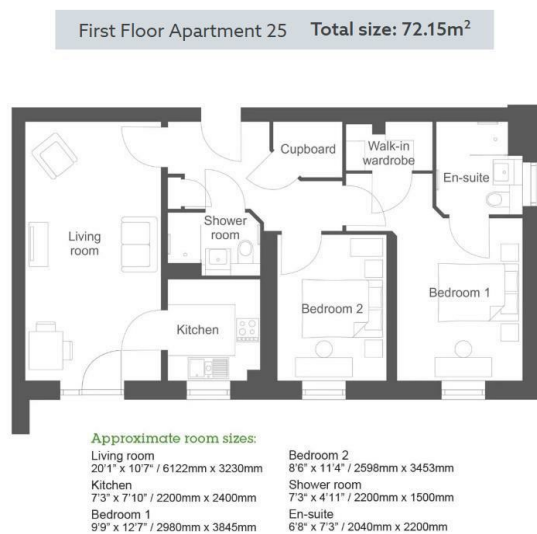




Council Tax Band: E
Holding Deposit*: £150
Security Deposit:** £3,115
For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

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



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



25 Southborough Gate

Pinewood Gdns, Tunbridge Wells, TN4 0FN

Beautiful and modern TWO BEDROOM apartment located on the FIRST FLOOR of Southborough Gate, Retirement Living development in Tunbridge Wells. This property, which comes with an allocated parking space, boasts a stunning and spacious OPEN PLAN LIVING ROOM with a modern and FULLY EQUIPPED KITCHEN. This apartment enjoys AMPLE NATURAL LIGHT and TWO MODERN SHOWER ROOMS, being one of them an ensuite from the master bedroom, which also benefits from a LUXURY WALK-IN WARDROBE. Southborough Gate offers a 24-Hour Emergency Call System, an excellent House Manager, excellent interior and exterior communal areas, social events, and friendly community with like-minded neighbours.

Rental Price

£2,900

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

- Camera entry system
- Modern open plan living room with fitted kitchen
- Spacious and bright property on the first floor
- Master bedroom with walk in wardrobe and ensuite
- 24/7 emergency call system
- Beautiful landscaped gardens
- Guest suite for family and friends
- Communal lounge and social events
- House Manager during working hours

McCarthy & Stone
Welcome Home.

25 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 RENTALS?
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, which includes the service charge and maintenance
- 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 Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

“ I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask Debbie 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

About 25 Southborough Gate
Number 25 is a two bedroom apartment located on the first floor of the development. This spacious and bright property comes with an allocated parking space and boasts a fantastic open plan living and a modern kitchen. The master bedroom also enjoys a large walk in wardrobe and a ensuite shower room. Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Utility cupboard/storage space. Doors giving access to Living Room, bedrooms and wet room.

Living room
Stunning open plan living room with two ample windows providing plenty of natural daylight. This spacious room provides ample room for a dining table and chairs. Raised power points, telephone and sky connectivity. Ceiling lights, fitted carpets. Open plan kitchen area.

Kitchen area
Fully fitted kitchen with a range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Window above the sink providing ample light. Everything is laid out to make cooking and cleaning as effortless as possible.

Master bedroom
Bright and spacious bedroom with a walk-in-wardrobe housing



2 bed | Rental Price £2,900

plenty of hanging and storage space. TV, telephone points and power points. Ceiling lights. Door lead to an ensuite shower room.

Ensuite shower room
Fully tiled and fitted with suite comprising of level access, wet room style shower with support rail and glass panel. Low level WC, vanity unit with wash basin and illuminated mirror above. Heated towel rail, shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

Bedroom two
Second double bedroom of good proportions which could be used as a dining room or study room. TV, telephone points and power points. Central ceiling light.

Shower room
Fully tiled and fitted with suite comprising of level access, wet room style shower with support rail and glass panel. Low level WC, vanity unit with wash basin and illuminated mirror above. Heated towel rail, shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

- WHAT'S INCLUDED WITHIN YOUR RENT?**
- 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.

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 SERVICE** to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

• Removal Services that can help you declutter and move you into your new home

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

