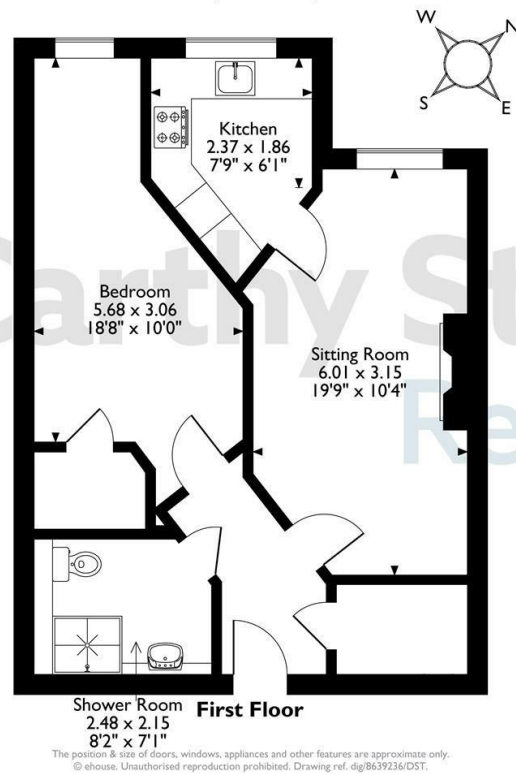
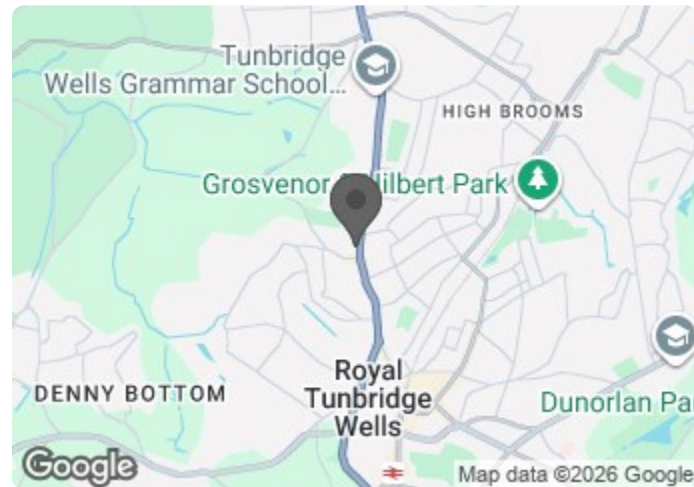


The Dairy, 103, St. Johns Road, Tunbridge Wells, Kent
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Council Tax Band: D



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

6 The Dairy

St. Johns Road, Tunbridge Wells, TN4 9FJ



Asking price £299,950 Leasehold

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A BRIGHT AND SPACIOUS, beautifully presented retirement apartment situated on the FIRST FLOOR, boasting a through LOUNGE DINING ROOM with pleasant VIEW, a well proportioned DOUBLE BEDROOM with walk-in wardrobe, a MODERN FITTED KITCHEN and CONTEMPORARY SHOWER ROOM.

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The Dairy, St. Johns Road, Tunbridge Wells

1 Bed | £299,950

Development Overview

The Dairy is a Retirement Living Plus development built by McCarthy & Stone in 2017, designed specifically for the over 70s and 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, and 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, a table service bistro/restaurant serving 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). In addition, there is a 24-hour emergency call system provided by a personal pendant and call points in your bedroom and shower room, 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.

Local Area

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.

Entrance Hall

Front door with spy hole leads to the entrance hall, where the 24-hour emergency response pull cord system is situated. From the hallway there is a good sized walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room

A bright and well-proportioned living room benefiting from floor to ceiling window allowing plenty of natural light to flood in. Two ceiling lights, fitted carpets, raised electric power sockets, TV & telephone points and Sky/Sky+ connection point. Partially glazed door leads onto a separate kitchen.

Kitchen

Modern fitted kitchen boasting a range of wall and base units with a roll top work surfaces over. Stainless steel sink with mono lever tap and drainer unit sits below the electrically operated UPVC double glazed window. Fitted appliances include; eye level oven, microwave oven, ceramic hob, cooker hood and integral fridge.

Bedroom

A spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, floor to ceiling windows.

Shower Room

Extensively tiled and fitted with a modern suite, comprising of; level access shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

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

The service charge is £12,182.00 for the financial year ending 30/06/2026.

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.

Lease Information

Lease: 999 years from the 1st June 2017
Ground rent: £435 per annum
Ground rent review : 1st June 2032

Additional Information & Services

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

