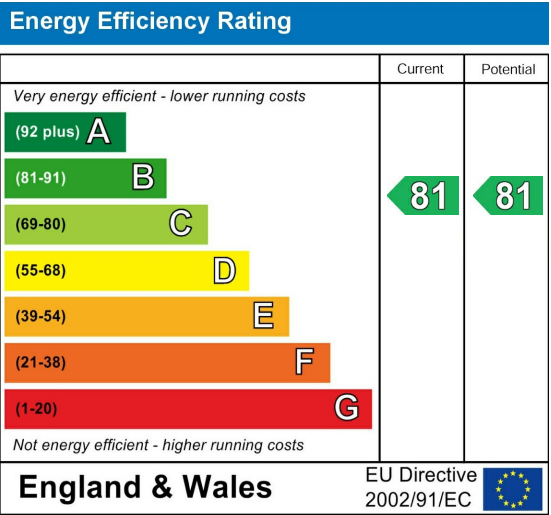
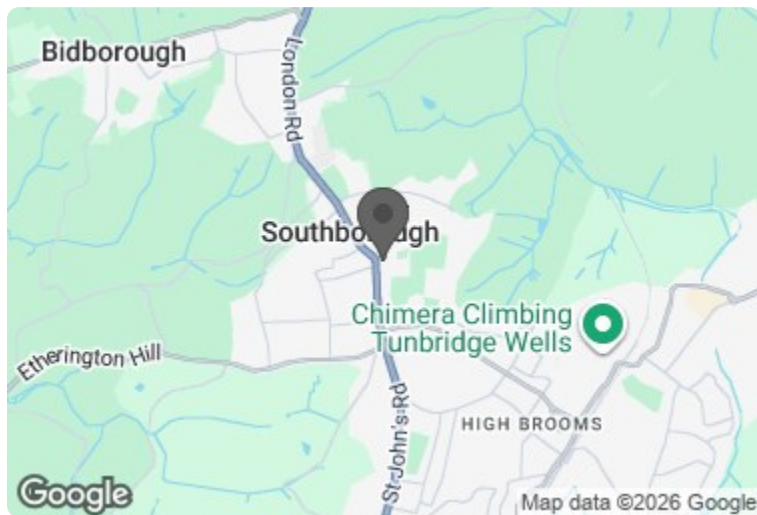
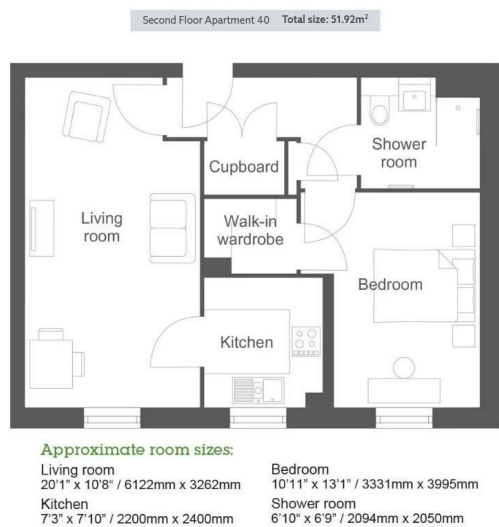




Council Tax Band: D
Holding Deposit*: £150
Security Deposit:** £2,567
For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

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



40 Southborough Gate

Pinewood Gdns, Tunbridge Wells, TN4 0FN

Beautiful and modern ONE BEDROOM apartment located on the SECOND FLOOR of Southborough Gate, Retirement Living development in Tunbridge Wells.

Rental Price
£2,225
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

- House Manager during working hours
- Light and spacious living room
- Bedroom with walk in wardrobe
- Walk in shower with a low profile shower tray for easy access
- 24/7 emergency call system
- Beautiful landscaped gardens
- Guest suite for family and friends
- Communal lounge and social events

McCarthy & Stone
Welcome Home.

40 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

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

Landscaped Gardens

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

About 40 Southborough Gate

Apartment 40 is a one-bedroom, second-floor apartment with a south-easterly aspect. The spacious living room is decorated in a neutral palette, creating a bright and airy feel, and flows into a thoughtfully designed fitted kitchen with integrated appliances.



1 bed | Rental Price £2,225

The master bedroom features a walk-in wardrobe with ample hanging space and shelving, while the modern shower room includes a low-profile shower tray, slip-resistant flooring, chrome towel radiator, and a fitted mirror.

This stylish apartment offers practical, comfortable living in a light and welcoming 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

