Excellent

Trustpilot

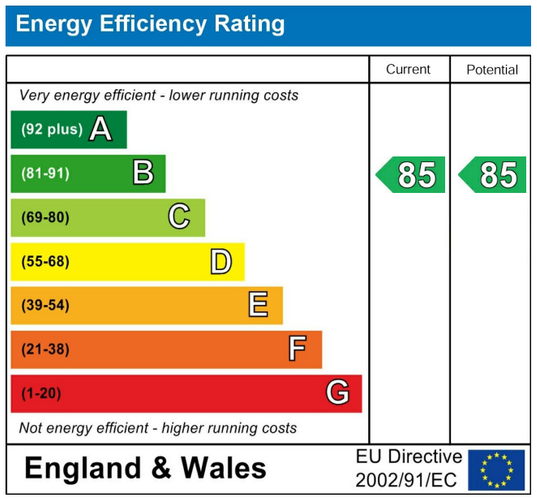
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

33 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 33 Southborough Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £370,000
Leasehold

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

Why you'll love living here:

- Two bedroom top floor apartment
- Modern fitted kitchen
- Master bedroom with ensuite shower room
- Contemporary shower rooms
- Guest suite for family and friends
- Fully maintained landscaped gardens
- Social Home Owners Lounge
- Emergency call system
- Close to local amenities
- A quiet residential setting

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

33 Southborough Gate, Tunbridge Wells

2 | 2 | Asking price £370,000

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 beautifully presented two bedroom retirement apartment on the top floor, boasting light, neutral décor. An attractive living space offers plenty of room for both relaxation and dining.

The fully fitted kitchen features a range of quality integrated appliances, including a waist-height oven, ceramic hob and fridge/freezer, all thoughtfully designed for ease of use.

The generous principal bedroom benefits from a fitted wardrobe providing excellent hanging and storage space, together with direct access to the en-suite shower room. Fully tiled, the en-suite comprises a level-access wet room-style shower, WC, vanity unit with wash basin and illuminated mirror, finished with slip-resistant flooring.

A spacious second bedroom offers flexible accommodation and could be used as a guest bedroom, home office or hobby room.

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 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

Service charge
• Cleaning of communal and external windows
• 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 (1% due upon Resale) 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, but does include the cost of your house manager, 24-hour emergency call system, heating and maintenance of all communal areas, exterior property maintenance and gardening. 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
Leasehold 999 years
Ground rent £495 p.a
to be reviewed 01/01/2034

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
• Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Car Parking
There is an allocated car parking space incuded













