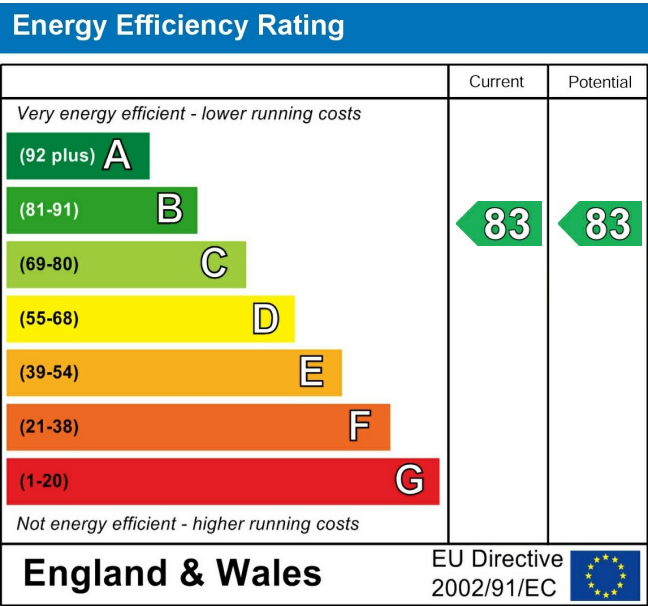
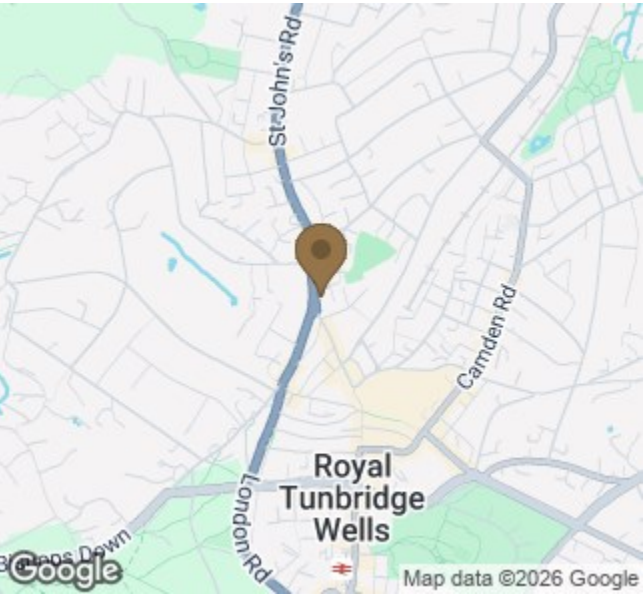


Total floor area 83.2 m² (895 sq.ft.) approx

Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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 Resales 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 in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales 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 Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



12 The Dairy

St. Johns Road, Tunbridge Wells, TN4 9FJ

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 12 The Dairy could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £449,995
Leasehold

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

Why you'll love living here:

- Spacious two bedroom apartment
- Triple Aspect Apartment
- Modern fitted kitchen
- Social Home Owners lounge
- Bistro restaurant on site
- Beautiful landscaped gardens
- Guest suite for family or friends
- Hairdressing salon/Wellness suite
- Laundry and Mobility scooter store
- Weekly domestic support included

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

12 The Dairy, Tunbridge Wells

 2 |  1 | Asking price £449,995

Development Overview

The Dairy, a McCarthy & Stone Retirement Living Plus community built in 2017, caters to independent living for those aged 70 and above, offering additional care if needed. The Estate Manager oversees the development, and each apartment features a fully equipped kitchen, underfloor heating, a tiled shower room, and a 24-hour emergency call system.

Communal facilities include a homeowners lounge, a function room, landscaped gardens, a bistro/restaurant, a laundry room, and a well-being suite. Guest suite accommodation is available for a fee. A personal pendant and call points ensure a 24-hour emergency call system, supported by onsite management.

The service charge at The Dairy includes two hours of domestic support per week, with extra care services available at an additional cost, starting from 15 minutes per session.

Situated on St John's Road in Tunbridge Wells, The Dairy offers convenient access to cafes, supermarkets, and a nearby bus stop. The town center provides diverse amenities, parks, shops, eateries, and entertainment options, including a museum, art gallery, and the Assembly Hall for shows.

Royal Tunbridge Wells boasts excellent transport links, with trains running directly to Charing Cross and London Bridge in approximately one hour.

Apartment Overview

A beautifully bright and spacious two bedroom retirement apartment, uniquely positioned to enjoy dual and triple-aspect views with windows facing east, south and west, allowing an abundance of natural light throughout the day. Being one of just three units boasting multiple aspects, it enjoys exceptional natural light, particularly in the bright sitting room that remains well-lit throughout the day. The spacious double-aspect living/dining room features floor-to-ceiling windows.

The modern fitted kitchen offers a stylish range of contemporary units, ample worktop space and integrated appliances, providing everything needed for convenient everyday living.



The principal bedroom is a spacious double and features a walk-in wardrobe, while the second double bedroom is equally well-proportioned and versatile, ideal for guests, hobbies or a home office. The apartment is further enhanced by a modern shower room and the added convenience of a separate WC.

A large entrance hall with useful walk-in storage completes this attractive home, which also benefits from the peace of mind and lifestyle advantages associated with retirement living. This exceptional apartment combines generous accommodation, outstanding natural light and practical living spaces in a highly desirable setting.

Social Lifestyle

The Communal Lounge is at the heart of the community at The Dairy 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.

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at The Dairy serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

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

Service charge: £15,959.79 per annum (for financial year end 30/06/2027)

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.

Leasehold

Lease 999 Years from the 1st June 2017
Ground Rent £510 per annum
Ground Rent Review date: June 2032

Car Parking

This apartment comes with its own reserved parking area. There are visitors car parking spaces available .
2 EV charging points in the car park.

Additional Information & Services

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

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.

