



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Retirement Apartment
- Two Bedrooms
- Ensuite & Family Bathroom
- Large Walk-in Wardrobe
- Private Balcony
- Energy Efficiency Rating: B

Pinewood Gardens, Southborough GUIDE PRICE £340,000 - £365,000

woodandpilcher.co.uk

**27 Southborough Gate, Pinewood Gardens,
Southborough, Tunbridge Wells, TN4 0FN**

Located in the desirable town of Southborough, homeowners will become part of a close-knit community, exclusively for the over 60s. Homeowners at the Southborough Retirement Living development will enjoy access to all the facilities, including the sociable club lounge, the landscaped gardens, and the additional feature of the guest suite, which is available for overnight visitors to use for a small fee.

The development is conveniently located just 100 yards from the local amenities, which include a variety of shops, a convenience store, Post Office, library, cafés and restaurants. There is plenty of open green space close to the development including parklands, wooded areas and walking paths. For keen gardeners, there are allotments available to rent nearby from Southborough Town Council.

The development benefits from modern security, with a camera entry system, burglar alarms in every apartment, and an on-site House Manager during office hours. The safety of all homeowners is also ensured with smoke detectors in all properties and communal areas, and a 24-hour emergency call system in every apartment. A lift to all floors provides easy access for homeowners.

The property itself is situated on the first floor and enjoys an aspect over the communal gardens. Offering a spacious entrance hall, large lounge/ dining room with an open kitchen as well as access to the private balcony. The kitchen is fitted with integrated appliances and modern units. The principal bedroom has a large walk-in wardrobe as well as a modern ensuite shower room with waterfall head and walk in shower tray. The second bedroom is a good size double bedroom and there is a further family bathroom.

Externally there is access to communal gardens as well as the communal facilities and events. Being sold with the remainder of an NHBC guarantee and NO CHAIN.

ENTRANCE HALL:

Utility cupboard housing washing machine, air management system and hot water tank, separate dryer, panel radiator, entry phone.

LIVING ROOM:



Double glazed door onto balcony, TV and phone points, electric panel radiator.

KITCHEN:

Modern cream gloss units with contrasting work surface and riser, NEFF halogen hob and matching extractor with glass splashback, integrated NEFF microwave and single oven with foldaway door, integrated fridge freezer, sink with mixer tap and drainer, double glazed window overlooking garden.

BATHROOM:

Large shower cubicle with waterfall head and separate attachment, W.C with concealed cistern, basin vanity, heated towel rail, tiled floor and walls, extractor fan.

BEDROOM:

Double glazed window, panel radiator, TV and phone point.

BEDROOM:

Double glazed window, panel radiator, TV and phone point, walk in wardrobe with automatic lights, shelving.

EN-SUITE:

Open walk in shower with grab rail, waterfall head and separate attachment, W.C with concealed cistern, basin vanity with LED mirrored cabinet over, heated towel rail, part tiled walls and tiled floor, extractor fan.

TENURE:

Leasehold

Lease - 999 years from 2019

Service Charge - currently £2824.54pa

Ground Rent - currently £495pa

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

E.

VIEWING:

By appointment with Wood & Pilcher 01892 511311.

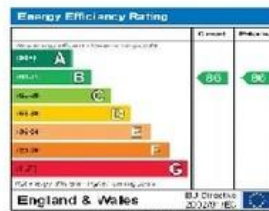
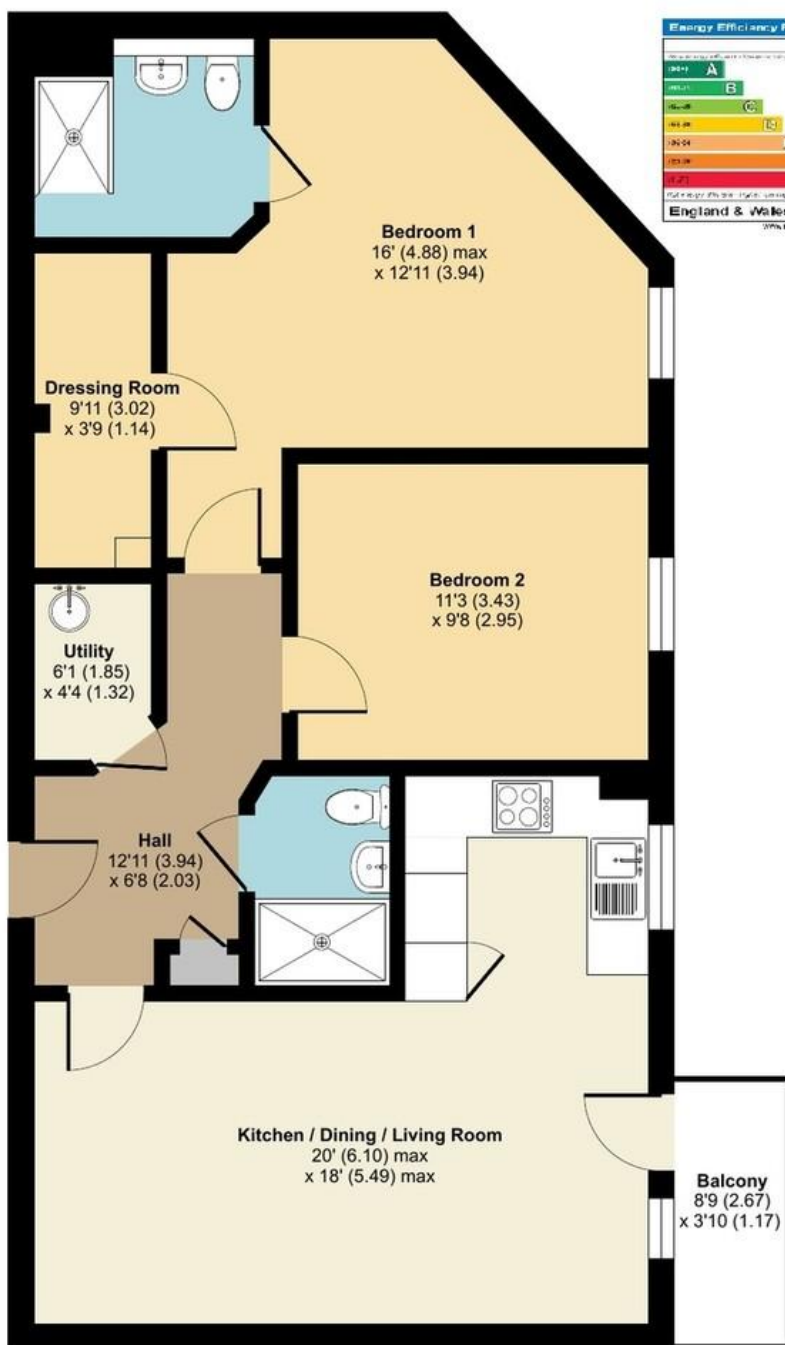




Pinewood Gardens, Tunbridge Wells, TN4

Approximate Area = 811 sq ft / 75 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Wood & Pilcher. REF: 888007



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Associate London Office 02070 791568

