

43 Kathleen Godfree Court

80 Queens Road, Wimbledon, London, SW19 8LB



A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR THE APARTMENT BENEFITS FROM HAVING DUAL ASPECT IN THE LOUNGE Kathleen Godfree Court benefits from a large communal lounge and conservatory leading onto well established gardens with a patio area. The development conveniently located to the local amenities such Centre Court Shopping Centre, chemist, bakers and coffee shops. There is a bus stop nearby giving access to train station, trams, and tube lines. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Minimum Age 60
Lift to all floors

Guest Suite
Development Manager
Lease : 125 years from 1989



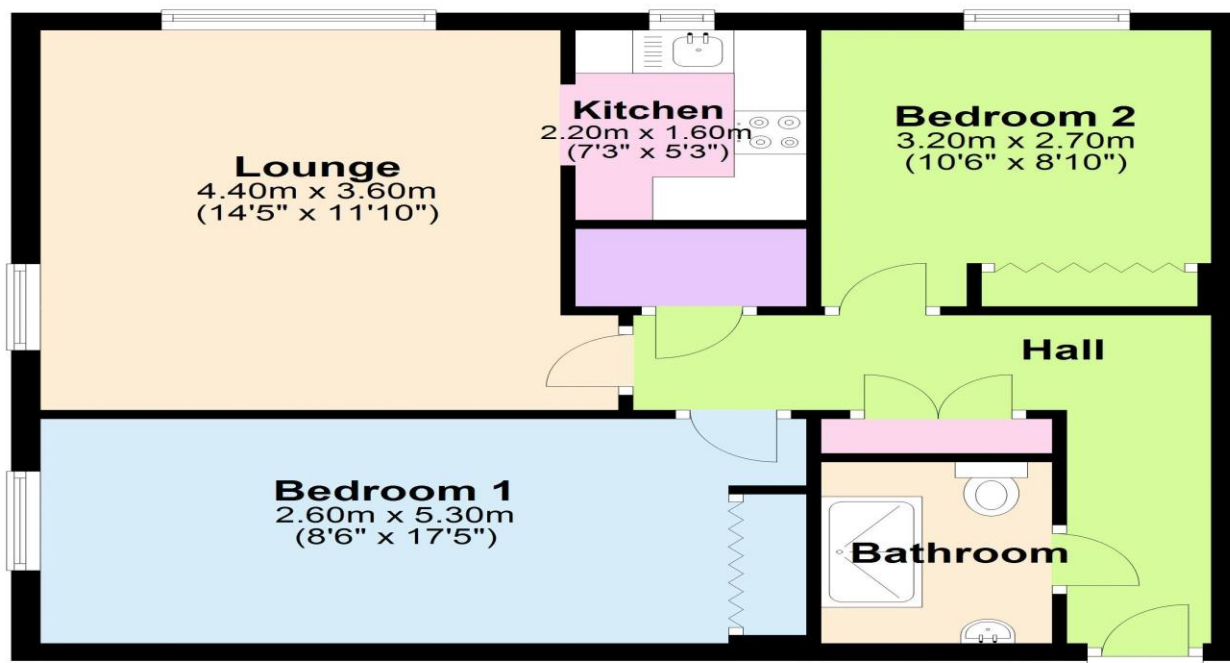
PRICE: £320,000

For more details or to make an appointment to view, please contact

Mandy Bolwell

Floor Plan

Approx. 57.5 sq. metres (619.0 sq. feet)



Total area: approx. 57.5 sq. metres (619.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/22

Annual Ground Rent:

£630.16

Ground Rent Period Review:

Next uplift 2033

Annual Service Charge:

£3981.22

Contingency Fund Balance:

£TBC

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.