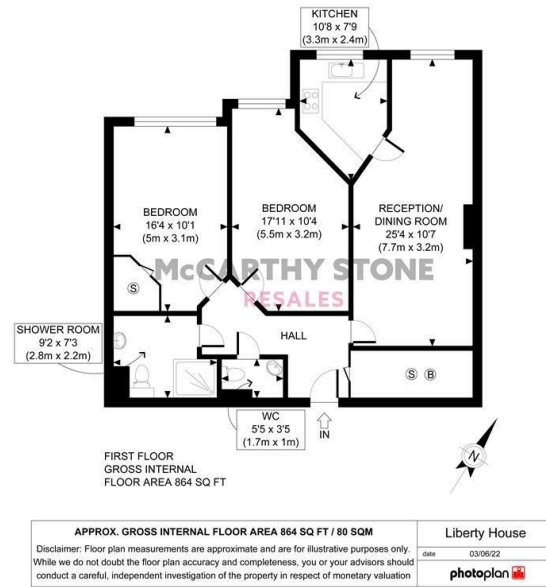
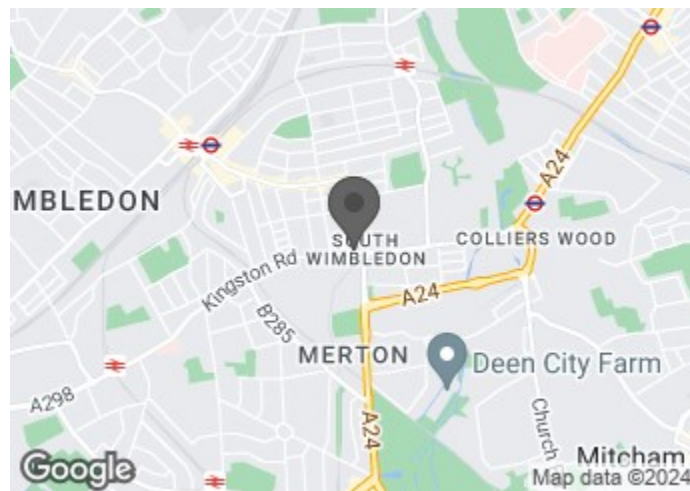


# McCARTHY STONE RESALES

## 17 LIBERTY HOUSE KINGSTON ROAD, LONDON, SW20 8DA



### COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF LIBERTY HOUSE - BOOK NOW!

A bright and spacious two bedroom first floor retirement apartment within this sought after RETIREMENT LIVING development. Liberty House benefits from a table service restaurant serving freshly prepared meals twice daily. Other services include a fully equipped laundry room, communal lounge and landscaped gardens with a feature rooftop terrace.

### PRICE REDUCTION

## ASKING PRICE £499,500 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# KINGSTON ROAD, RAYNES PARK,

# 2 BEDROOMS £499,500

## SUMMARY

Liberty House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises of a fully fitted kitchen, underfloor heating, fitted and tiled shower room, spacious bedroom and lounge. 24 hour emergency call system.

Communal facilities include a Club lounge where social events and activities take place, a function room and a roof top terrace there are also landscaped gardens. There are two fully equipped laundry rooms and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Liberty House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Liberty House is conveniently located within the London Borough of Merton, between Wimbledon and New Malden and only 8 Miles from Central London, Raynes Park is a popular spot with a bustling social scene.

## ENTRANCE HALL

Front door with spyhole leads to the spacious entrance hall, the 24 hour Tunstall emergency response system is in place. Illuminated light switches and smoke

detector. From the hallway there is a door to a large walk in storage and airing cupboard. Doors lead to the two bedrooms, living room and Shower room and WC.

## LIVING ROOM

A very well presented and spacious living/dining room. Feature fire surround with electric fire. Two ceiling light points, raised power points. TV & telephone points. Partially double glazed door leads onto a separate kitchen.

## KITCHEN

Fully fitted modern style kitchen with gloss white cupboard doors and co-ordinating work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a fitted waist height electric oven and built-in microwave oven. There is also a fitted electric ceramic hob with extractor over and tiled splashbacks.

## BEDROOM ONE

A large double bedroom with door to walk-in wardrobe with shelving and hanging rails. Underfloor heating, raised electric sockets, TV and phone point and ceiling lights.

## BEDROOM TWO

Spacious second bedroom with raised power points and ceiling lights.

## SHOWER ROOM

Modern suite comprising close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, fitted mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and wall mounted retractable shower seat. Tiled walls and wet room vinyl flooring, electric heated ladder style towel rail, emergency pull cord, grab rails and ceiling spot light.

## WC

Part tiled and fitted with WC, wash-hand basin with mirror above and ceiling spot light.

## 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
  - Apartment underfloor heating
- One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of the Estates Manager, our 24 hour emergency call system and the heating in the apartment. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £15,258.51 per annum (for financial year ending 30/09/24)

## LEASEHOLD

Ground Rent: £595 per annum  
Ground rent review date: June 2030  
Lease 999 Years from the 1st June 2015

## CAR PARKING

This apartment is being offered for sale with its own allocated car parking space.

## ADDITIONAL INFORMATION & SERVICES

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

