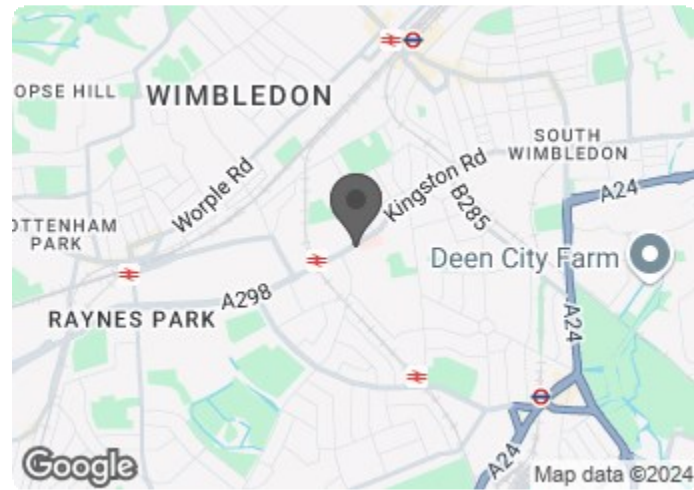


APPROX. GROSS INTERNAL FLOOR AREA 719 SQ FT / 67 SQM	Liberty House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/05/24
	photoplan

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

### 30 Liberty House

246 Kingston Road, London, SW20 8DA



### Asking price £325,000 Leasehold

A well presented and spacious one bedroom first floor Retirement living 'PLUS' development conveniently located for local shops, medical center and transport links. This beautiful apartment benefits from having a south westerly aspect providing an abundance of natural light.

\*\*\* Must be viewed to be fully appreciated. \*\*\*

Call us on 0345 556 4104 to find out more.

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

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.





# Kingston Road, London

## 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; spacious entrance hall, modern fully fitted kitchen, underfloor heating, fitted and tiled shower room, spacious bedroom and living room with all principle rooms having a south westerly aspect.

Communal facilities include a Club lounge where social events and activities take place, a function room and a roof top terrace. There are beautiful landscaped gardens with seating areas. Two fully equipped laundry rooms and a restaurant which is table service and serves freshly prepared lunch and evening meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). The development has a 24 hour emergency call system provided by a personal pendant and call points in your entrance hall 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 a spacious entrance hall where the 24 hour emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

## Living Room

A very well presented living/dining room of excellent proportions. Ceiling light point, raised power sockets, TV & telephone points, Sky and Sky+ points. Partially glazed doors lead onto a separate kitchen. Double glazed windows with a south westerly aspect overlooking landscaped gardens. The apartment has externally fitted electronic sun blinds operated by a switch by the living room window and can be very useful in the summer months.

## Kitchen

Fully fitted kitchen comprising an excellent range of base and wall units in high gloss white faced cupboard doors and draws with contrasting work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer, a fitted electric oven and built-in microwave oven and a fitted electric ceramic hob with stainless steel extractor over and tiled splash backs. Electrically operated window.

## Bedroom

A spacious double bedroom with door to walk-in wardrobe with hanging rails and shelving. Underfloor heating, TV and phone point and ceiling lights. Double glazed windows with a south westerly outlook.

## Shower Room

Modern suite comprising a close-coupled WC, vanity wash-hand basin with fitted furniture surround including

# 1 bed | £325,000

storage both below, fitted mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. fully tiled walls and wet room tiled flooring, electric heated towel rail, emergency pull cord 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
- The apartment heating and hot water

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 your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £12,292.75 per annum (for financial year ending 30/09/25)

## Leasehold

Ground Rent: £495 per annum  
Ground rent review date: 1st June 2030  
Lease 999 Years from the 1st June 2015

## Additional Information & Services

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

