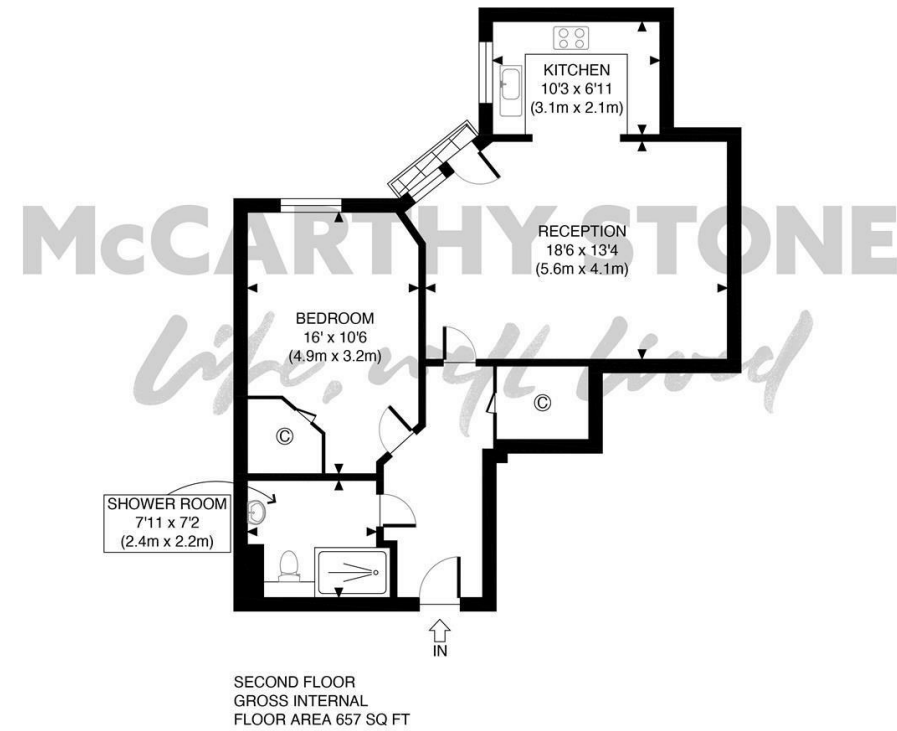


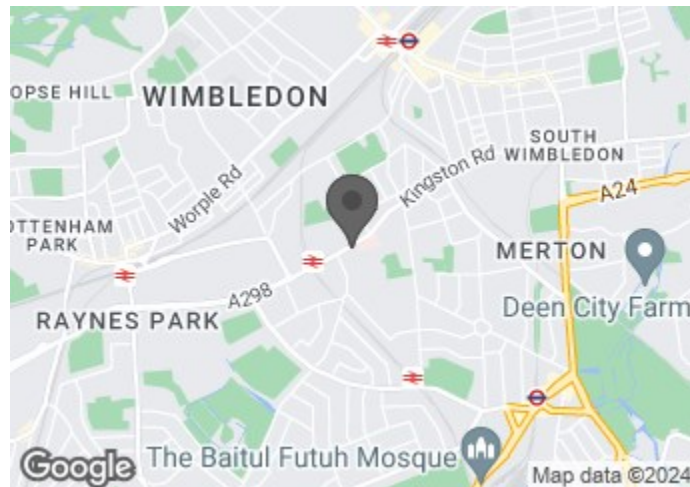
# McCARTHY STONE RESALES

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



APPROX. GROSS INTERNAL FLOOR AREA 657 SQ FT / 61 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 14/05/24
	photoplan

### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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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A beautifully presented and larger than average one bedroom, second floor apartment with a southerly aspect in this sought after retirement living development. Liberty House boasts a table service restaurant open lunchtimes and early evening serving freshly prepared meals daily. The garden spaces, restaurant and communal lounge provide fabulous places to socialise with your guests or enjoy a variety of organised events and gatherings.

## ASKING PRICE £350,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# KINGSTON ROAD, RAYNES PARK, 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 of a fully fitted kitchen, underfloor heating, fitted and tiled shower room, spacious bedroom and living room.

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 Lunch and evening 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 letterbox and spyhole leads to the spacious entrance hall where entry door panel and 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 walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM

A very well presented, bright and larger than average living/dining room. Two ceiling light points, raised power points and Sky/Sky+ connection point. TV & telephone points. Full length windows and a glazed patio door opening to a juliet balcony overlooking landscaped gardens with a southerly aspect.

## KITCHEN

Fully fitted kitchen with modern cupboard doors and 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, a fitted electric ceramic hob with stainless steel extractor hood over and tiled splash backs. Window with a southerly aspect.

## BEDROOM

A spacious double bedroom with door to walk-in wardrobe. Underfloor heating, TV and phone point, raised electric sockets and ceiling lights. Full length windows overlooking landscaped gardens.

## 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 unit, fully tiled walls and wet room tiled flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## 1 BED | £350,000

## 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: 11,290.77 per annum (for financial year ending 30/09/24)

## LEASEHOLD

Ground Rent: £495 per annum

Ground rent review date: 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

