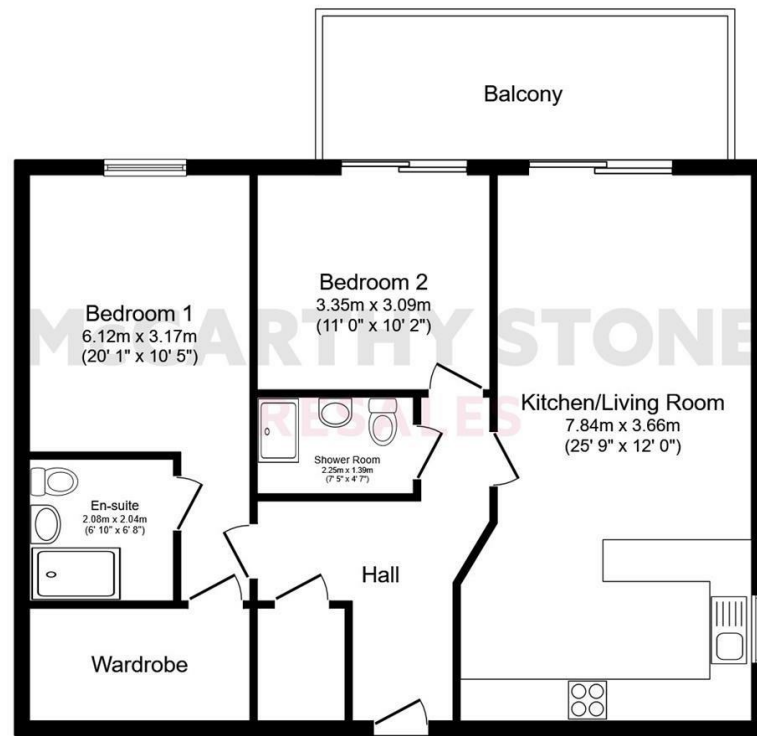


# McCARTHY STONE RESALES

## 25 MEADOWS HOUSE NEW ZEALAND AVENUE, WALTON-ON-THAMES, KT12 1PG



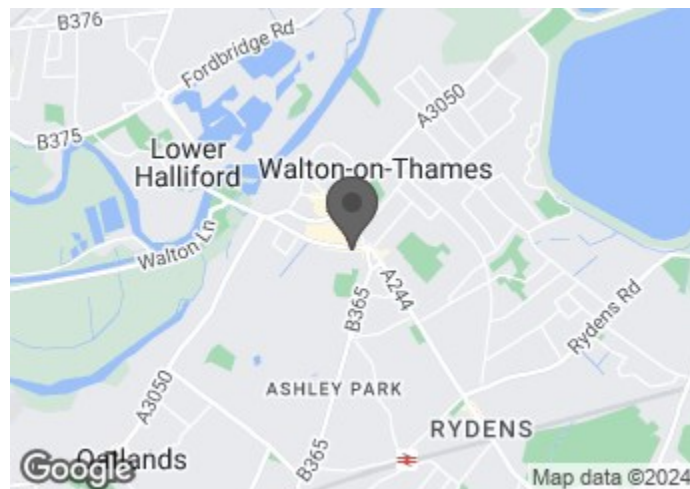
Total floor area 94.1 m<sup>2</sup> (1,013 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: D



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 bright and spacious two double bedroom, two shower room third floor apartment boasting a covered double width balcony with glazed balustrades.

Allocated car parking space.

This sought after development sits in the heart of the town centre and is conveniently positioned for all local amenities.

### ASKING PRICE £365,000 LEASEHOLD

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

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



# MEADOWS HOUSE, WALTON-ON-THAMES.

2 BED | £365,000

## SUMMARY

Meadows House was built by McCarthy and Stone in 2016 and comprises of one and two bedroom apartments purpose built for Retirement Living for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathrooms and throughout the development.

The apartment features a modern fully fitted kitchen, spacious living room with access to the covered balcony, master bedroom with walk-in wardrobe and an en-suite shower room, second double bedroom also providing access onto the balcony, separate shower room and each room has individually controlled underfloor heating. Allocated car parking space. The development facilities includes a Homeowners' lounge and beautiful landscaped gardens.

The House Manager is on site during working hours between 9am to 2pm to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of the apartment underfloor heating, all external maintenance, gardening and landscaping, external window cleaning including the exterior windows to all apartments, the sliding patio doors and glazed balustrades to the balconies, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge.

For peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £30 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALL

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency call point. Doors lead to the living room, bedrooms and shower room.

## LIVING ROOM

A spacious living room benefitting from a sliding glazed patio door and large window to side opening onto a double width covered balcony with its own storage cupboard. TV and BT points. Laminate flooring, raised electric power sockets. Underfloor heating with individual thermostats.

## KITCHEN

Fully fitted kitchen with an excellent range of base and wall units fitted with contrasting worktops, tiled floor and electronically operated double glazed window. Features include waist height electric oven with a microwave above, ceramic hob and stainless steel extractor hood, washer/dryer and fitted fridge/freezer.

## BEDROOM ONE WITH EN-SUITE SHOWER ROOM

Spacious double bedroom with a very large walk-in wardrobe. TV and BT points. Raised power points. Door to en-suite shower room.

## EN-SUITE SHOWER ROOM

Tiled modern shower room with slip resistant flooring, walk-in level access thermostatically controlled shower. Underfloor heating and grab rails. Close coupled WC, vanity unit with wash basin and mono lever tap, mirror, heated towel rail, and shaver socket. Emergency pull cord.

## BEDROOM TWO

A second double bedroom of ample proportions benefitting from a sliding glazed patio door with large window to side opening onto the double width balcony. Underfloor heating, raised power points.

## SHOWER ROOM

Level access walk-in shower with underfloor heating, glass screen and grab rails. WC and pedestal wash basin and lever tap, mirror and light above. Emergency pull cord. Heated ladder style towel rail.

## 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 Heating

Service Charge £6327.58 per annum (until financial year ending 30/09/2024).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of the House Manager. To find out more about service charges please contact your Property Consultant or House Manager.

## LEASEHOLD

999 Years from 2016

Ground Rent £495

Ground rent review: Jan-31

## CAR PARKING

This apartment is being sold with it's own allocated car parking space.

## ADDITIONAL INFORMATION & SERVICES

- Gfast and Superfast Fibre Broadband available with Ultrafast Full Fibre being planned for near future
- Mains water and electricity
- Electric room heating
- Mains drainage
- Own storage room off balcony
- Guest suite available for visitors to stay at a charge of £30 with an initial £5 booking fee.
- The service charge covers the cost of apartment underfloor heating.

