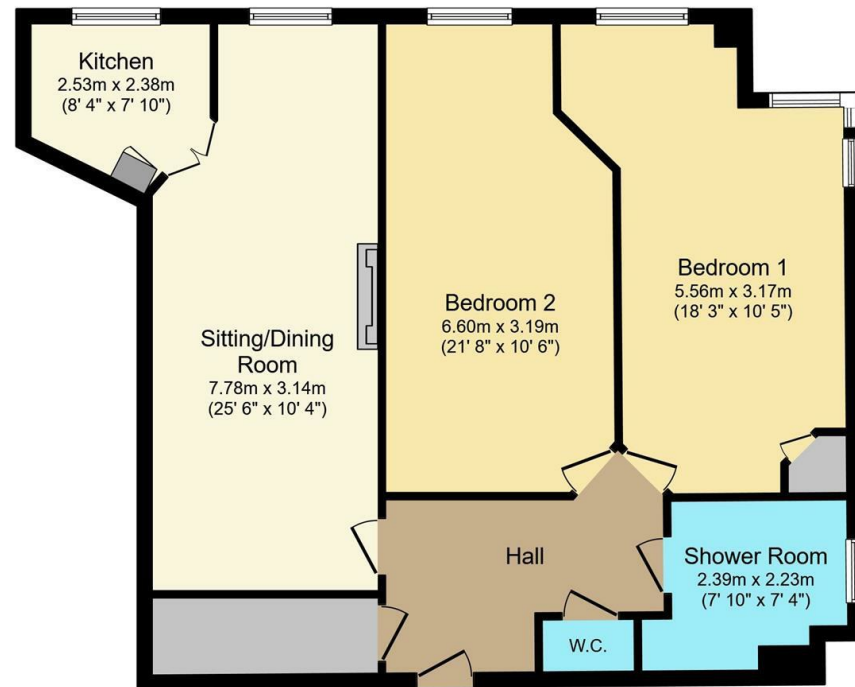


McCARTHY STONE RESALES

3 LIBERTY HOUSE KINGSTON ROAD, LONDON, SW20 8DA

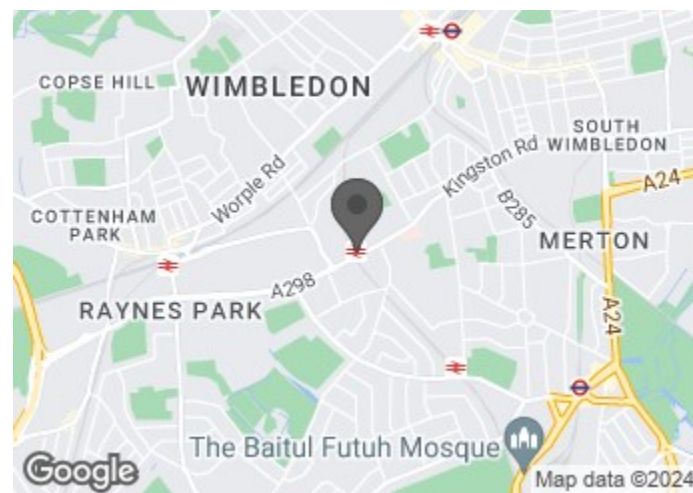


Floor Plan

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: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		83	83
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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

A stunning two double bedroom ground floor apartment in our prestigious Liberty House development for the over 70's. This bright and spacious retirement apartment is furnished and presented to showroom quality and will be sold as seen.

PRICE REDUCTION

ASKING PRICE £412,500 LEASEHOLD

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

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LIBERTY HOUSE, KINGSTON ROAD,

2 BEDROOMS £412,500

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 entrance hall, the 24 hour Tunstall emergency response pull cord 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 bedrooms, living room and Shower room.

CLOAKROOM

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

KITCHEN

Fully fitted modern style kitchen with modern 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 electric oven and built-in microwave oven. There is also a fitted electric ceramic hob with extractor over and splashback.

LOUNGE

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

DOUBLE ASPECT BEDROOM ONE

A large double aspect bedroom with door to walk-in wardrobe. Underfloor heating, TV and phone point and ceiling lights.

BEDROOM TWO

Spacious second bedroom with power point and ceiling lights.

WETROOM

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage both below and to the side, fitted mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. fully tiled walls and wet room vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

SERVICE CHARGE

- 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 your Estates Manager. 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

Under The Estate Agents Act 1979 we hereby declare that the seller of this property is a relative of an employee of McCarthy & Stone Resales Limited.

ADDITIONAL INFORMATION & SERVICES

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

