

## 30 Cadogan Court (New Malden)

Kingston Road, New Malden, Surrey, KT3 3PW



**PRICE: £142,000**

**Lease: 125 years from 1991**

### Property Description:

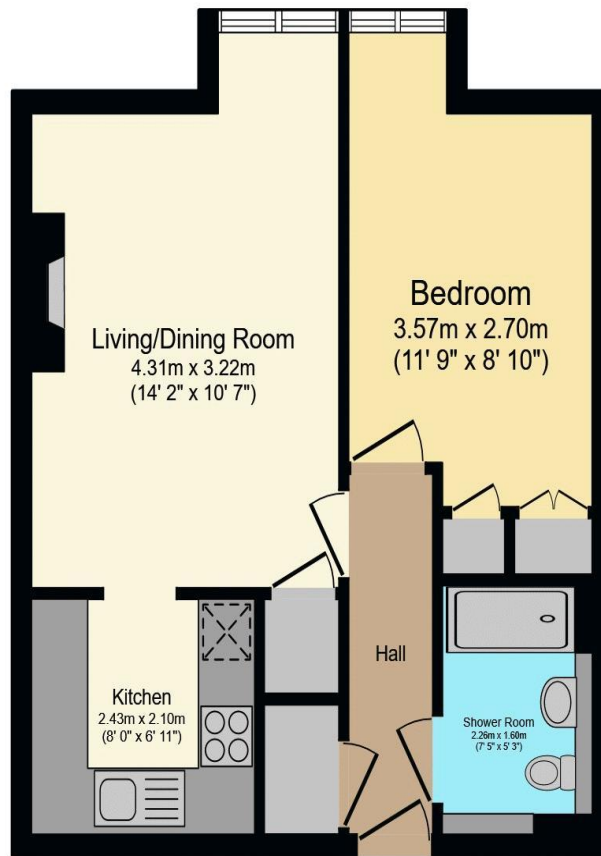
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR WITH GARDEN VIEWS Cadogan Court comprises 30 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

Development Manager  
Communal Driers  
Residents' Lounge  
Good transport links  
Lift and Guest Suite

Minimum Age 60  
24 hour emergency Appello call system  
Car Park and south facing garden  
Lease : 125 years from 1991

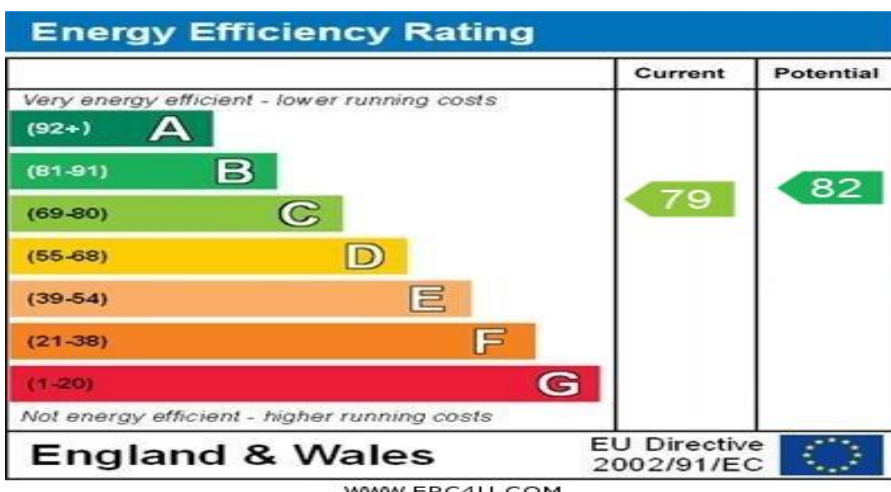


**For more details or to make an appointment to view, please contact  
Mandy Bolwell**



Total floor area 41.0 m<sup>2</sup> (441 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£NA**

**Ground Rent Period Review:**

**NA**

**Annual Service Charge:**

**£4223.10**

**Council Tax Band:**

**C**

**Event Fees:**

**0% Transfer**  
**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.