

8 Bradbury Court

Clifton Park Avenue, Raynes Park, London, SW20 8BF



PRICE: £425,000

Lease: 125 years from 2005

Property Description:

A TWO BEDROOM APARTMENT LOCATED ON THE FIRST FLOOR OF THIS RETIREMENT DEVELOPMENT

Bradbury Court is located close by to Raynes Park Station and local amenities. It constructed by McCarthy & Stone (Developments) Ltd and comprises of 29 properties arranged over 3 floors, each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises of an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. There is also a guest suite on site. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

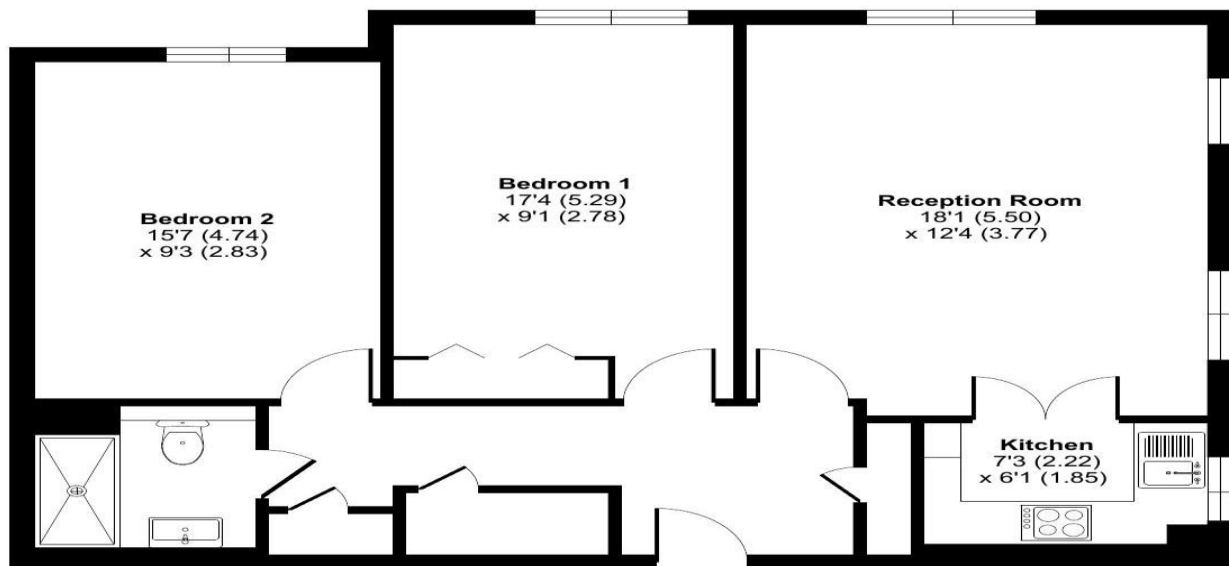
- Residents' lounge
- Communal Gardens
- Lift to all floors
- Security Entry System and Fire Detection Equipment
- Minimum Age 60
- Guest Suite
- Development Manager
- 24 Hour Emergency Appello call System
- Lease: 125 years from 2005



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

Clifton Park Avenue, London, SW20

Approximate Area = 741 sq ft / 68.8 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Retirement Homesearch Limited. REF: 1261835

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

29/2/25

Annual Ground Rent:

£460.00

Ground Rent Period Review:

2028

Annual Service Charge:

£4,870.00

Council Tax Band:

D

Event Fees:

1% Transfer

1% 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.