

14 Kingston Lodge, 43-49 Kingston Road, New Malden, Surrey, KT3 3PN



Price: £125,000

Lease: 87 years and 2 months

A ONE BEDROOM THRID FLOOR RETIREMENT APARTMENT WITH GARDEN VIEWS

Kingston Lodge comprises 2 bungalows and 33 apartments arranged over 4 floors and is served by 2 lifts. 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 or two bedrooms 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 Lounge
- Communal Dryers
- Communal Garden and Outside Drying Area

- 24-hour emergency Appello call system
- Satellite TV available (subject to subscription)
- Guest Suite and Lift
- Minimum Age 60

- Lease: 125 years from 1988
- Service Charge £3825.86
- Ground Rent £n/a



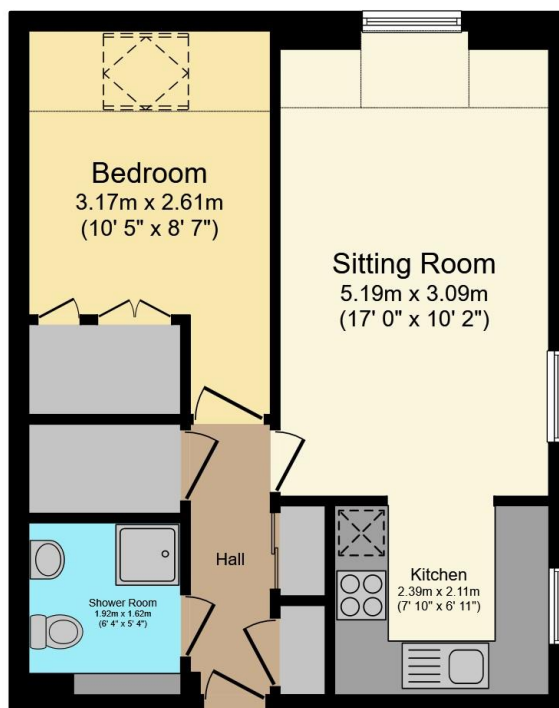
For more details or to make an appointment to view, please contact **Mandy Bolwell**

01425 632218

mandy.bolwell@retirementhomesearch.co.uk

Visit us at:

retirementhomesearch.co.uk



Total floor area 42.9 sq.m. (462 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/03/26

Annual Ground Rent: £0

Ground Rent Period Review: NA

Annual Service Charge: £3825.86

Council Tax Band: C

Event Fees: 0% Transfer, 0% Contingency

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