

## Clifton Park Avenue Raynes Park, SW20 8BF

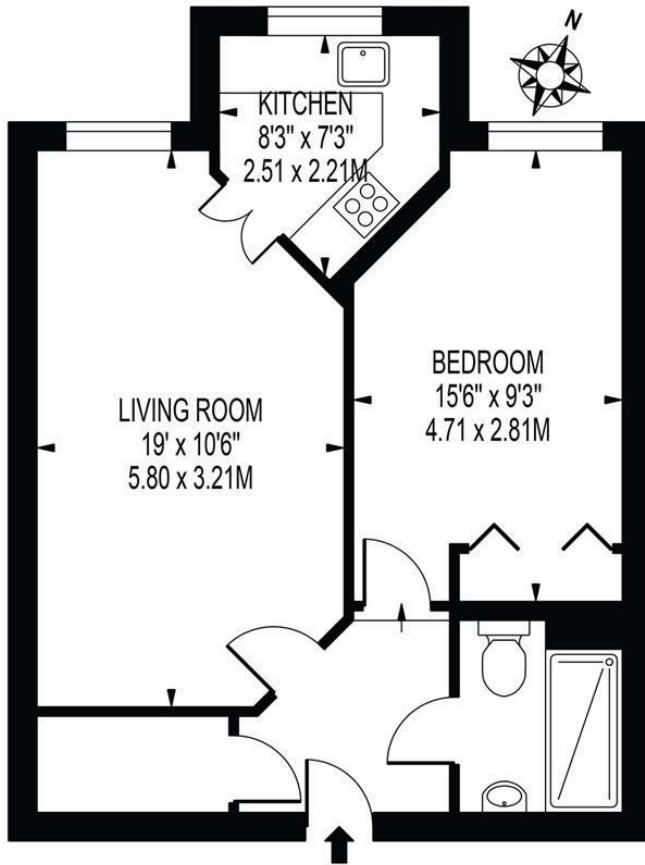
£200,000 Leasehold



**CHAIN FREE** - This well proportioned **ONE DOUBLE BEDROOM**, top floor retirement apartment (with lift access) is perfectly located for Raynes Park High Street and Station. This popular complex offers a pleasant environment in the form of communal reception room and kitchen, a guest suite for visitors, on-site house manager and access to private gardens. **PLEASE NOTE** - a condition of purchase is 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.

## BRADBURY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 483 SQ FT - 44.85 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- One Double Bedroom Retirement Apartment
- Top Floor With Lift Access
- 0.1 Mile to Raynes Park Station And High Street
- No Onward Chain
- 24 Hour Emergency Appello call system
- Modern Kitchen And Bathroom
- Communal Gardens And guest suite
- 106 Year Lease Remaining
- EPC Rating - C
- Council Tax Band - C



| Energy Efficiency Rating                                   |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> |          |                         |           |
| A  | (91-100) |                         |           |
| B  | (81-90)  |                         |           |
| C  | (69-80)  |                         |           |
| D  | (55-68)  |                         |           |
| E  | (39-54)  |                         |           |
| F  | (21-38)  |                         |           |
| G  | (1-20)   |                         |           |
| <small>Not energy efficient - higher running costs</small> |          |                         |           |
| England & Wales  |          | 76                      | 81        |
|  |          | EU Directive 2002/91/EC |           |

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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