

## Kathleen Godfree Court Wimbledon, SW19 8LB

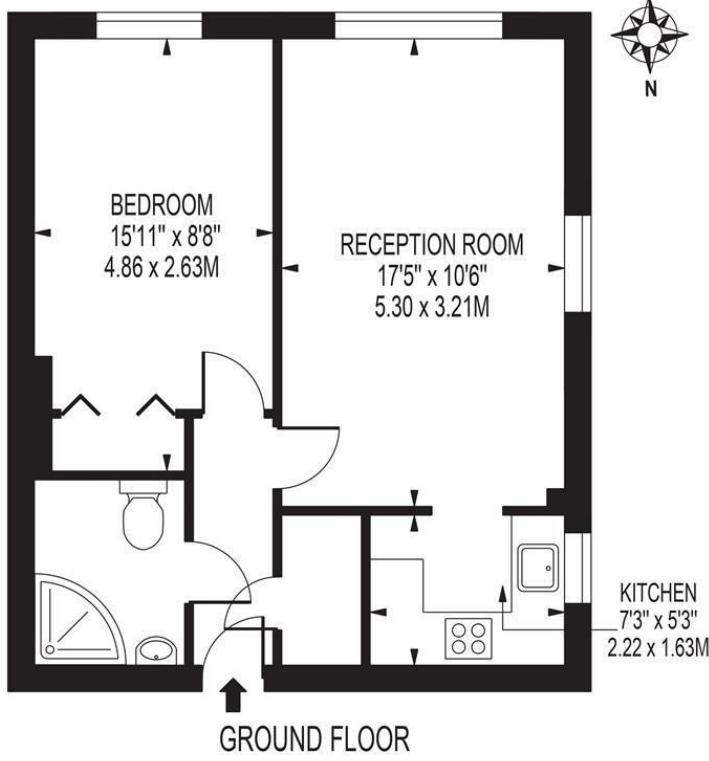
**£200,000 Leasehold**



This one bedroom purpose built retirement apartment (over 60's only) is situated in a warden-assisted development, in an excellent location being within easy reach of Wimbledon Town centre with shopping and transport facilities close at hand. The property is well-presented throughout and is being sold with the benefit of no onward chain. The flat would ideally suit a buyer, over the age of 60 years, looking for the benefits that this type of property can offer.

## KATHLEEN GODFREE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 447 SQ FT - 41.55 SQ M



- Retirement Development
- One Double Bedroom
- Second Floor Flat
- Close to Wimbledon Broadway
- Fantastic Communal Areas
- Leasehold - 125 Years From 1/6/89
- Service Charge - £3,224.83 for 2024/2025 per annum
- Ground Rent - £577.64 per annum
- Current EPC Rating C
- Council Tax Band D

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	77
EU Directive 2002/91/EC			

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