

Clifton Park Avenue Raynes Park, SW20 8BF

£415,000 Leasehold



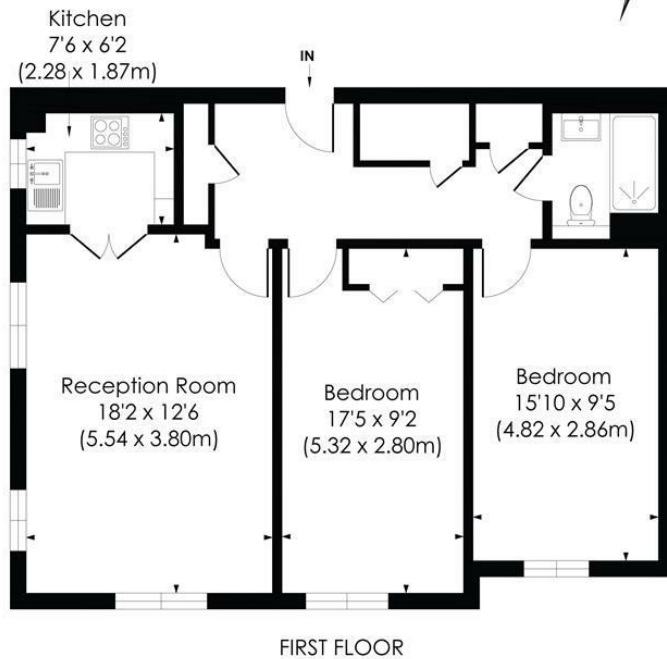
This well proportioned **TWO DOUBLE BEDROOM**, first floor retirement apartment is conveniently located above Raynes Park Library, close to the High Street, Station (0.1 mile) and ample bus routes. There is a lovely sized dual aspect reception room, a separate kitchenette, two superb sized double bedrooms, a hallway with ample storage and a shower room. This popular complex has a lift and offers a pleasant environment in the form of communal reception room and kitchen, a guest suite for visitors, on-site development manager, 24 Hour Emergency Call System, Security Entry System 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.

CLIFTON PARK AVENUE, SW20

Approx. Gross Internal Floor Area

777 Sq. ft/72.18 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Two Double Bedroom - First Floor Apartment
- Spacious Reception Room and Separate Kitchenette
- Lift Access and Residents Lounge
- Guest Suite and Communal Gardens
- 0.1 Mile to Raynes Park Station and Station
- Security Entry System and 24 Hour Emergency Call System
- Leasehold (104 years remaining)
- Service charge £5,067.36 per annum - Ground rent £460 per annum
- EPC Rating - D
- Council Tax Band - D



Energy Efficiency Rating	
Current	Potential
68	75
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> England & Wales	

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