

Queens Road Wimbledon, SW19 8LB

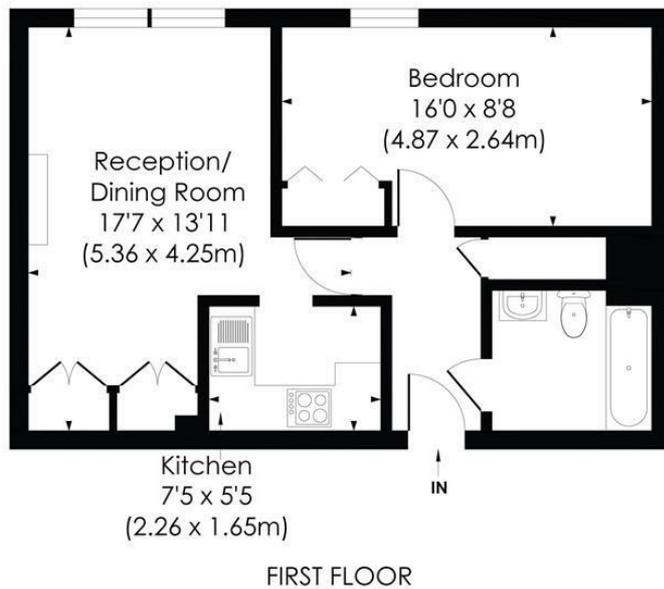
£185,000 Leasehold



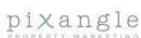
This one bedroom purpose built retirement apartment is situated in a warden-assisted development, in an excellent location being within easy reach of Wimbledon Town centre with shopping and transport facilities close at hand. The property is well-presented throughout and is being sold with the benefit 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. (THIS DEVELOPMENT IS FOR OVER 60'S ONLY)

QUEENS ROAD, SW19

Approx. Gross Internal Floor Area
466 Sq. ft/43.32 Sq. m



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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.

- Retirement Development - Minimum Age 60 Years
- Sought After Location Close To Wimbledon Town & Station
- No Onward Chain
- Communal Residents Area With Lifts
- Warden Assisted Development
- Leasehold - 88 Years Remaining
- Service Charge - £3,345.24 per annum
- Ground Rent - £577.64 per annum
- EPC Rating C
- Merton Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	78
EU Directive 2002/91/EC			

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