

## Kathleen Godfree Court Wimbledon, SW19 8LB

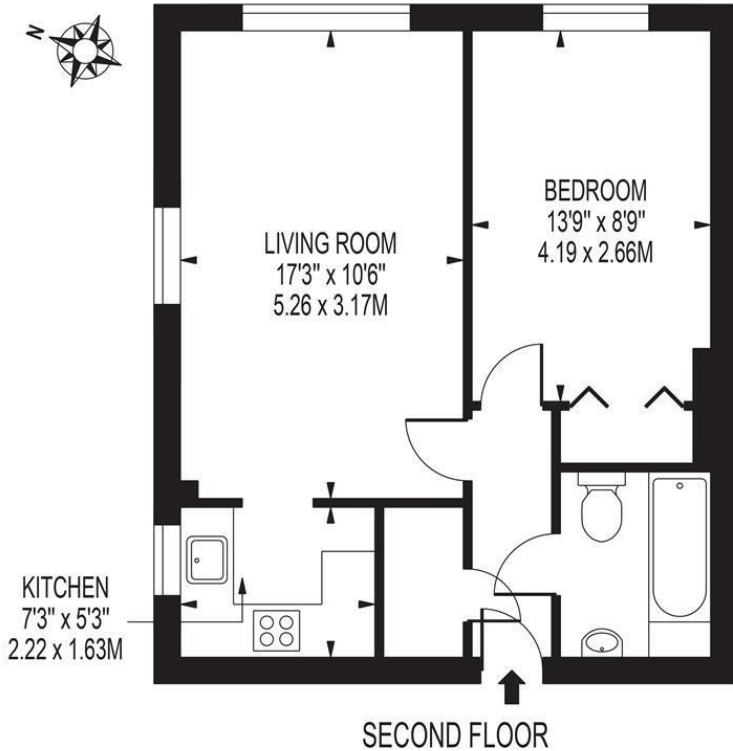
£225,000 Leasehold



**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. (BUYERS MUST BE OVER THE AGE OF 60 YEARS OLD TO RESIDE IN THE PROPERTY)**

## KATHLEEN GODFREE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 454 SQ FT - 42.20 SQ M



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 Bedroom
- One Bathroom
- Minimum Age 60 Years
- No Onward Chain
- Communal Residents Area
- Lift
- Sought After Location
- Close To Wimbledon Town & Station
- Leasehold - 90 Years Remaining
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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