

Clifton Park Avenue Raynes Park, SW20 8BF

£1,350 PCM

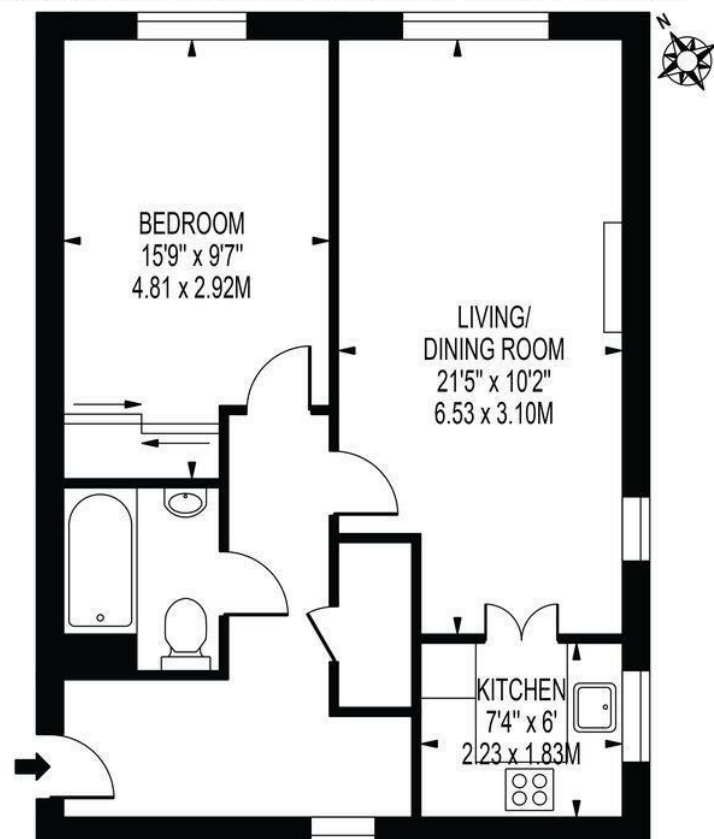


RETIREMENT FLAT - AGE 60 +. Spacious one bedroom purpose built apartment with LIFT to the building, located in the heart of Raynes Park, just 2 MINUTES WALK TO THE TRAIN STATION, close to local buses and amenities including Waitrose and the library. The building is always well maintained with a communal lounge, garden, separate guest accommodation, a warden Monday - Friday, and communal car park (first come parking), with street permit parking also available. The property consists of spacious reception room, fitted kitchen, double bedroom with fitted wardrobes and bathroom room. Emergency alarms fitted throughout. PLEASE NOTE - 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.

EPC band C. Council tax band C.

BRADBURY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 547 SQ FT - 50.84 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.

- Retirement flat - minimum age 60 + for main occupier
- Spacious room
- Central Raynes Park - close to station and amenities
- Communal garden
- Communal car parking on a first come basis
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band C



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



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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