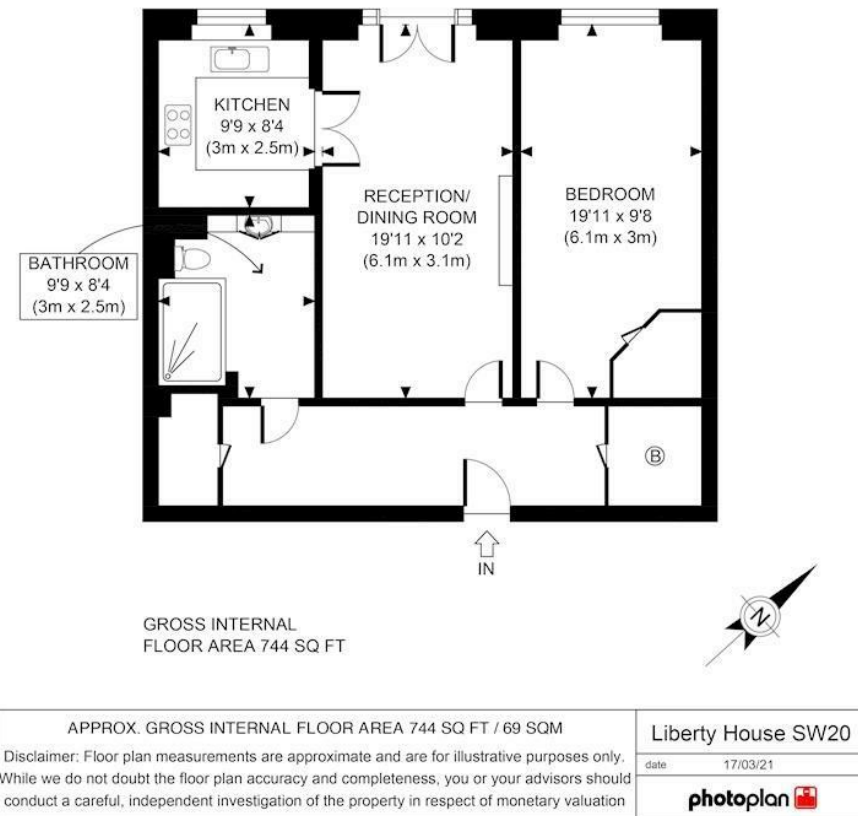
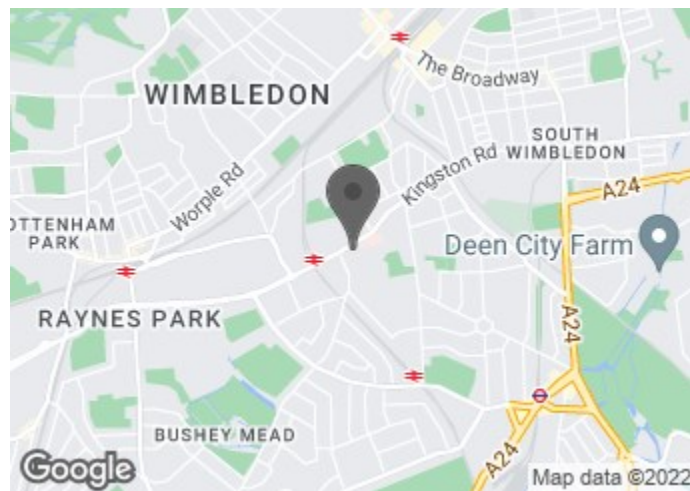


# McCARTHY STONE RESALES

## 32 LIBERTY HOUSE KINGSTON ROAD, LONDON, SW20 8DA



**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(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			



# McCARTHY STONE RESALES

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A well presented and spacious one bedroom first floor apartment in this lovely Retirement living Plus development conveniently located.

**PRICE REDUCTION**

**ASKING PRICE £420,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# KINGSTON ROAD, RAYNES PARK,

# 1 BEDROOMS £420,000

## SUMMARY

Liberty House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. The apartment comprises of a fully fitted kitchen, underfloor heating, fitted and tiled shower room, spacious bedroom and lounge. 24 hour emergency call system. Communal facilities include a Club lounge where social events and activities take place, a function room and a roof top terrace there are also landscaped gardens. There are two fully equipped laundry rooms and a restaurant which is table service and serves freshly prepared Lunch and evening meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day. One hour of domestic support per week is included in the service charge at Liberty House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Liberty House is conveniently located within the London Borough of Merton, between

Wimbledon and New Malden and only 8 Miles from Central London, Raynes Park is a popular spot with a bustling social scene.

## ENTRANCE HALL

Front door with spyhole leads to the large entrance hall, the 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM

A very well presented spacious living/dining room. Feature fire surround with decorative electric fire. Two ceiling light points, raised power points. TV & telephone points. Partially glazed doors lead onto a separate kitchen. Full length windows and glazed patio door opening onto a juliet balcony overlooking landscaped gardens and car park with a Westerly aspect.

## KITCHEN

Fully fitted kitchen with modern cupboard doors and co-ordinating work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer, a fitted electric oven and built-in microwave oven and a fitted electric ceramic hob with extractor over and tiled splashbacks.

## BEDROOM

A spacious double bedroom with door to walk-in wardrobe. Underfloor heating, TV and phone point and ceiling lights. Full length windows overlooking landscaped gardens and car park.

## SHOWER ROOM

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage both below and to the side, fitted mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. fully tiled walls and wet room tiled flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The apartment heating and hotwater

One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £9,198.34 pa (for financial year ending 10/22)

## LEASEHOLD

Ground Rent £495 p.a  
Ground rent review date: June 2030  
999 Years from 2015

