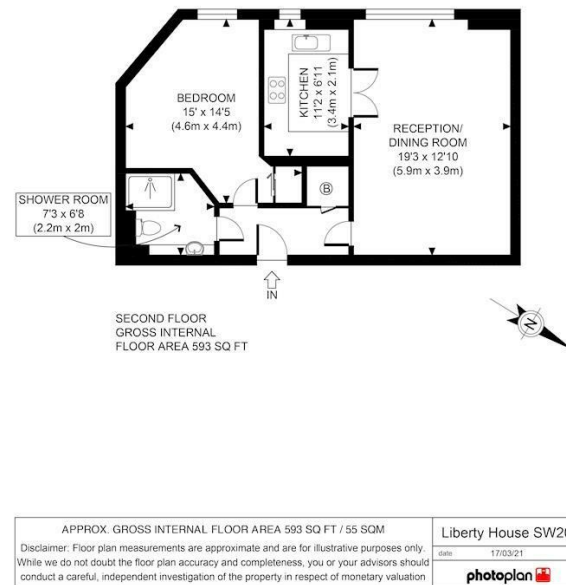
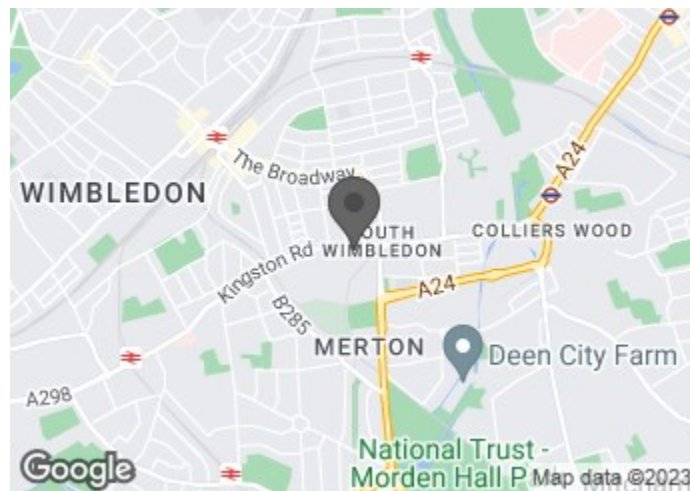


McCARTHY STONE RESALES

46 LIBERTY HOUSE KINGSTON ROAD, LONDON, SW20 8DA



COUNCIL TAX BAND: C



| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) 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 | | | |
| | | 83 | 83 |



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF LIBERTY HOUSE - BOOK NOW!

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

PRICE REDUCTION

ASKING PRICE £400,000 LEASEHOLD

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



KINGSTON ROAD, RAYNES PARK,

1 BEDROOMS £400,000

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 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. Two ceiling light points, raised power points. TV & telephone points. Partially glazed doors lead onto a separate kitchen. Window 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: £10,004.40 per annum (for financial year ending 30/09/23)

LEASEHOLD

Ground Rent: £495 per annum
Ground rent review date: June 2030
Lease 999 Years from the 1st June 2015

