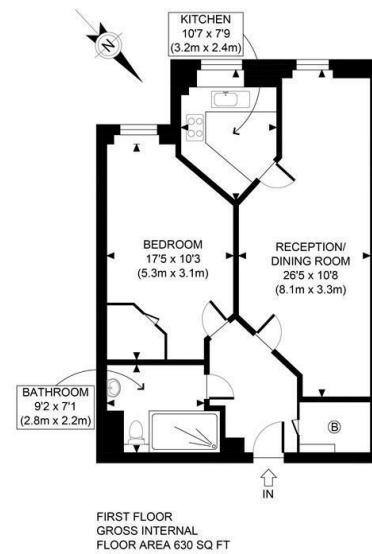


# McCARTHY STONE RESALES

**23 LIBERTY HOUSE,**  
246 KINGSTON ROAD, LONDON, SW20 8DA



APPROX. GROSS INTERNAL FLOOR AREA 630 SQ FT / 59 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
 Liberty House Park SW20  
 date: 08/12/20  
 photoplan

**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>85</b>	<b>85</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			



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A well presented and spacious one bedroom first floor Retirement living PLUS development conveniently located for local shops, medical center and transport links. This beautiful apartment benefits from having a southerly aspect providing an abundance of natural light.

\*\*\* Must be viewed to be fully appreciated. \*\*\*

**PRICE REDUCTION**

**ASKING PRICE £375,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# LIBERTY HOUSE, KINGSTON ROAD,

# 1 BEDROOMS £375,000

## 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. Fitted storage cupboard Two ceiling light points, raised power points. TV & telephone points. Partially glazed doors lead onto a separate kitchen. Full length windows overlooking landscaped gardens with a South-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.

## 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 hot water

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: £11,290.77 per annum (for financial year ending 30/09/24)

## LEASEHOLD

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

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

