246 Kingston Road, Raynes Park

The PERSONAL Agent

£250,000

Leasehold

- 25ft Lounge/Dining Room
- Modern Fitted Kitchen
- 18ft Bedroom
- Spacious Shower Room
- Residents Lounge & Function Room
- 24 Hour on-site management
- Long Lease
- No Chain Above

The Personal Agent are pleased to present this very well presented and spacious ground floor retirement apartment exclusively for those aged 70 and over. Liberty House is conveniently located within the London Borough of Merton between Wimbledon and New Malden and only 8 miles from Central London. Offered in exceptional order, this property warrants immediate inspection.

Liberty House itself offers many facilities including onsite management 24 hours a day, a restaurant, wellbeing suite, function room and garden room, landscaped communal gardens and laundry rooms on each floor, gated parking, a beautiful roof terrace and lift access across all floors. Being an assisted living development, there are care services available that are customisable to residents` needs and which can be altered as requirements change.

A very well presented ground floor retirement apartment exclusively for those aged 70 and over. Offered with no ongoing chain this bright and spacious flat benefits from a residents lounge and function room, 24 hour on-site management and a long lease.

Liberty House is adjacent to the Nelson Medical Centre and also benefits from local grocery stores within a short walk. It is located moments away from transport links into and out of Wimbledon and Raynes Park and has easy access to the A3/M25, and is only 8 miles from Central London.

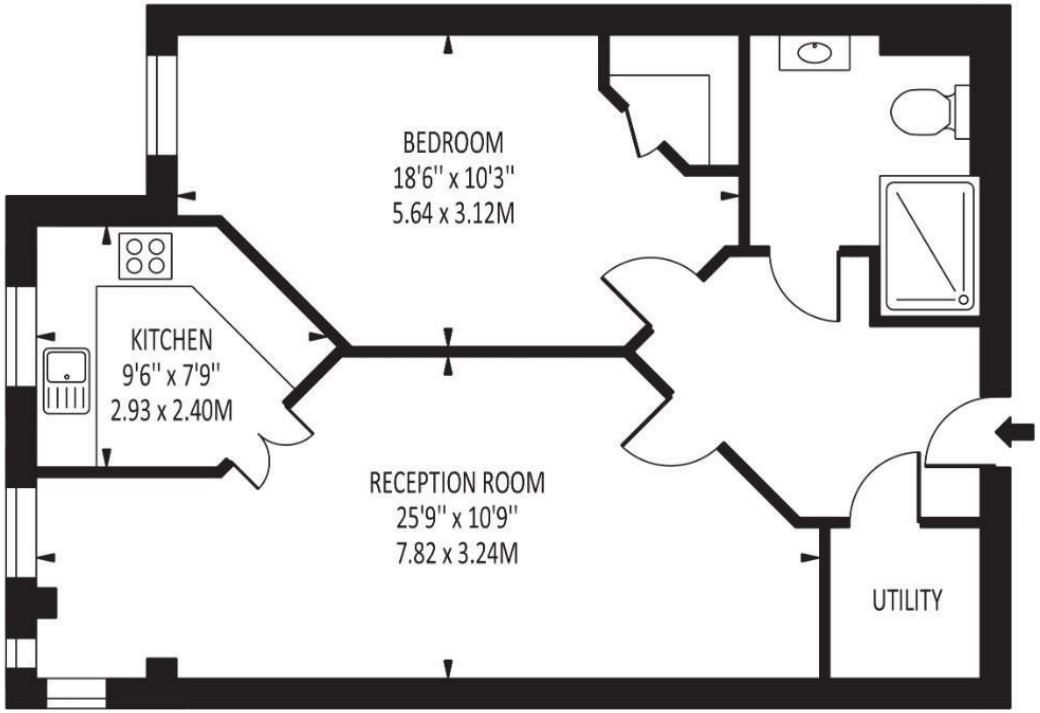
Tenure - Leasehold
Length of lease (years remaining) - 989 years
Annual ground rent amount (£) - 495.00
Annual service charge amount (£) - 10,800
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

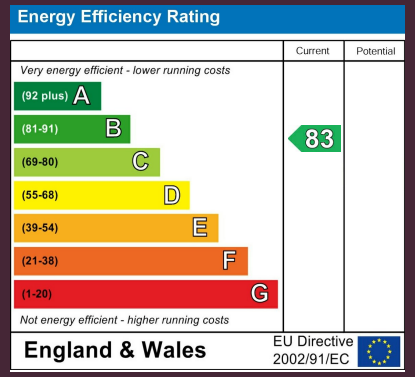
MAYBOURNE

The PERSONAL Agent

Liberty House,
Kingston Road, Raynes Park
Total Area: 615 SQ FT • 57.18 SQ M



GROUND FLOOR



Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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The PERSONAL Agent

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Registered in England No. 4398817.

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.