

## Lynne Court, Cambridge Road, West Wimbledon SW20 0PY



### Guide Price £400,000 Leasehold

A delightful, naturally bright apartment situated on the top floor of this pleasant residential development located just opposite Cottenham Park. The sizable accommodation benefits from a host of features to include floor to ceiling windows that flood the property with light, whilst also providing treetop views across the extensive communal gardens. The accommodation includes a good quality integrated kitchen with cased opening onto the reception/dining room, double bedroom with built in wardrobes and floating shelves and a well equipped, tiled bathroom. There is ample storage throughout and parking for residents is available on first come first serve basis. Ideally situated for the amenities and transport links of both Raynes Park High Street and Wimbledon Town Centre, and with the boutique shops, restaurants and bars of Wimbledon Village all easily accessible. Council tax banding C.

- Top floor one bedroom flat
- Bright reception/dining room
- Integrated kitchen
- New UPVC windows (2021)
- Beautiful views over communal gardens
- Idyllic location
- Non allocated parking spaces
- 136 year lease
- Ground Rent £20 p.a. / Service Charge £800 p.a.
- Sinking fund

020 8971 6780

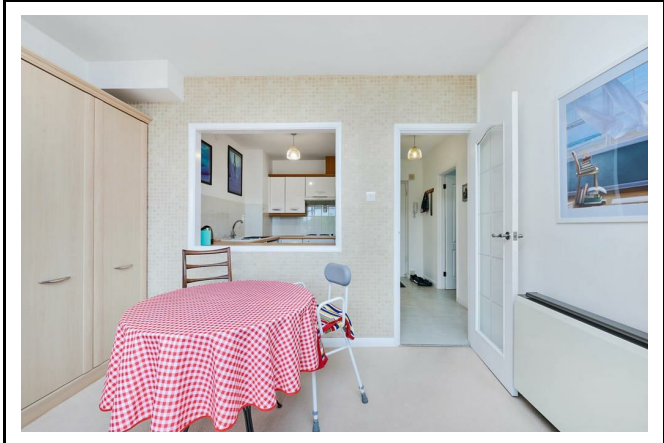
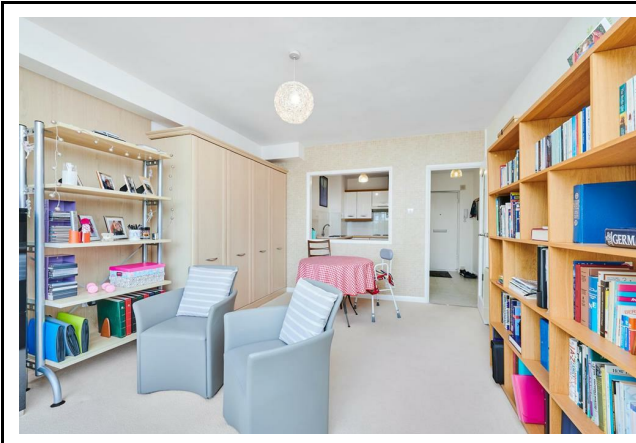
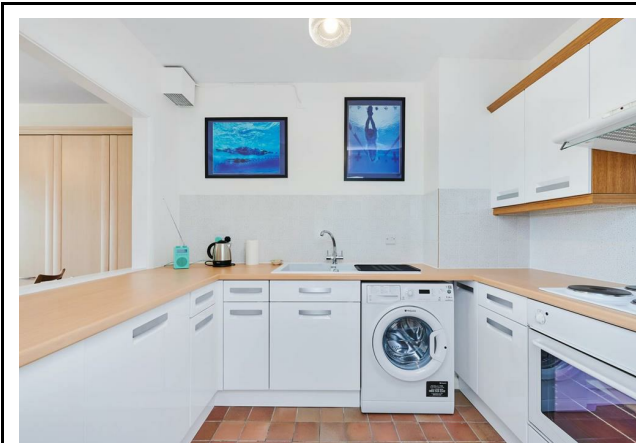
24 High Street, Wimbledon Village, SW19 5DX



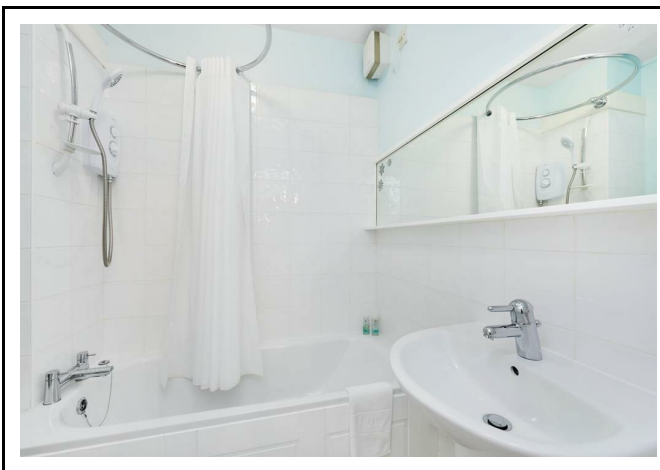


**Location:**

Cambridge Road is conveniently placed for the many amenities of Raynes Park including shops, restaurants, bars and Waitrose supermarket. The mainline station on the high street offers frequent and direct train services into Central London. Both Wimbledon Town Centre and Wimbledon Village are easily accessible and the A3 provides access to the M25 and other major road networks.

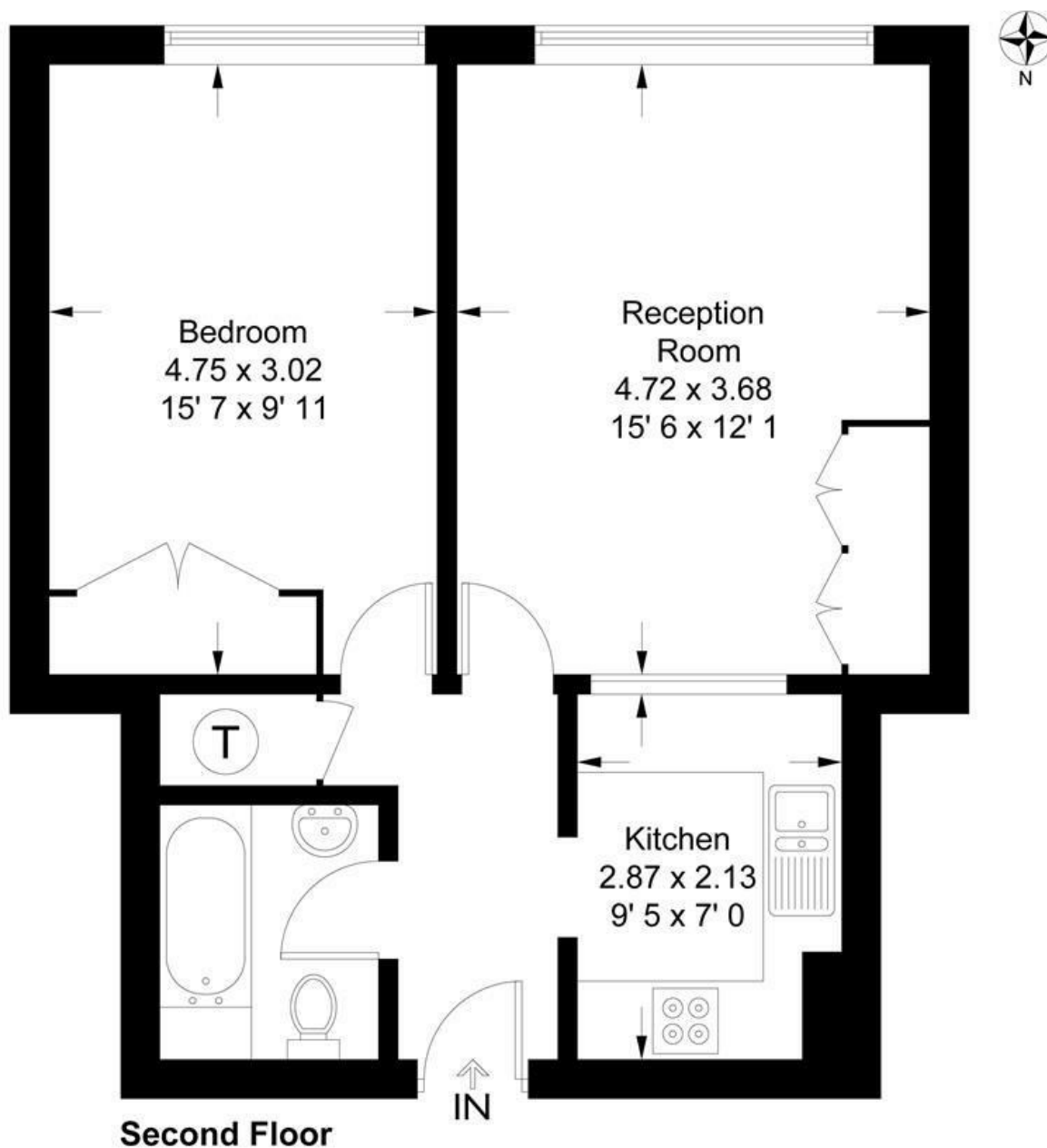






# Lynne Court

Approximate Gross Internal Area = 523 sq ft / 48.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## EPC Rating D

**Lease: 136 years remaining**

**Ground Rent: £20 per annum**

**Service Charge: £800 per annum**

**Sinking fund: Part of the sinking fund is ring fenced as a 'roof fund' to help offset the eventual cost of replacing the flat roof.**

**Council Tax: C**

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780