

## Kathleen Godfree Court Wimbledon, SW19 8LB

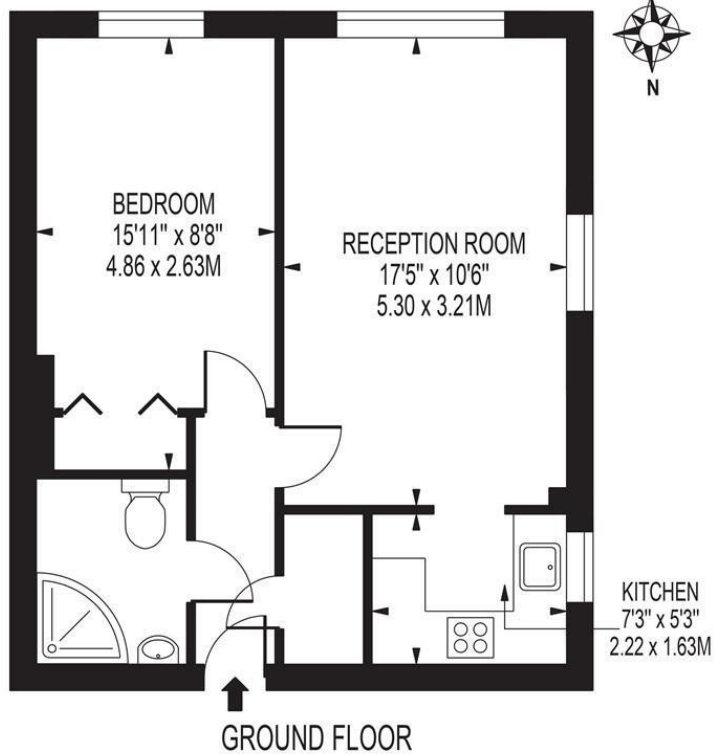
**£225,000 Leasehold**



**This one bedroom purpose built retirement apartment (over 60's only) is situated in a warden-assisted development, in an excellent location being within easy reach of Wimbledon Town centre with shopping and transport facilities close at hand. The property is well-presented throughout and is being sold with the benefit of no onward chain. The flat would ideally suit a buyer, over the age of 60 years, looking for the benefits that this type of property can offer.**

## KATHLEEN GODFREE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 447 SQ FT - 41.55 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, 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.



- Retirement Development
- One Double Bedroom
- Second Floor Flat
- Close to Wimbledon Broadway
- Fantastic Communal Areas
- Leasehold - 125 Years From 1/6/89
- Service Charge - £3,224.83 for 2024/2025 per annum
- Ground Rent - £577.64 per annum
- Current EPC Rating C
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(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			
England & Wales		EU Directive 2002/91/EC	

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