

C.JAMES & Co.

SALES AND LETTINGS AGENTS

0208 542 3232



CHURCH LANE, WIMBLEDON, SW19

- RETIREMENT FLAT FOR OVER 60S
- COMMUNAL GARDENS
- NEUTRAL DECOR
- ON SITE PARKING
- 2ND FLOOR
- MOVE IN READY

£190,000
LEASEHOLD

CHURCH LANE, WIMBLEDON, SW19



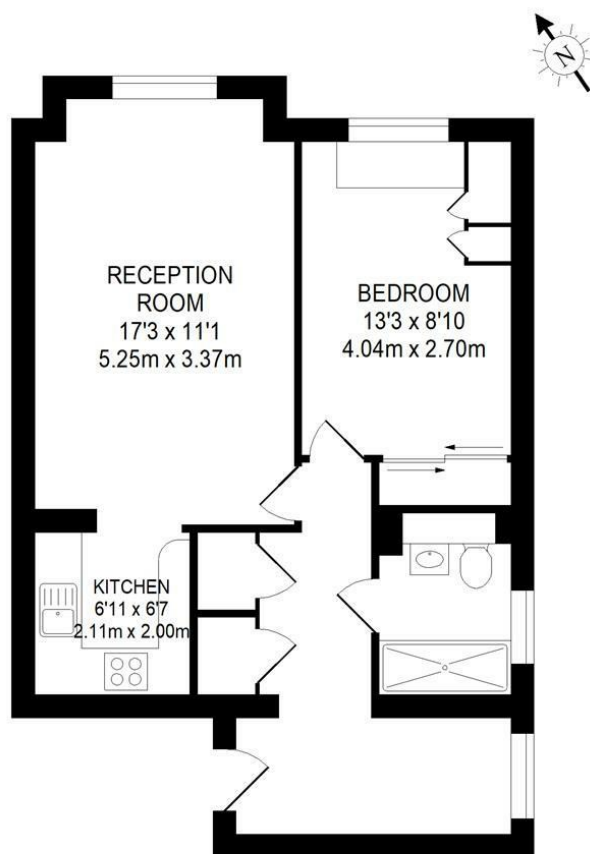
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Second Floor

Total Internal Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Retirement flat for over 60s. Nestled in the charming conservation area of Merton Park, this well-presented and spacious one-bedroom flat offers a delightful living experience for those aged over 60. Located on the second floor of Andridge Court, the property is easily accessible via a lift, ensuring convenience for all residents.

The flat boasts a generous layout, providing ample space for comfortable living. The communal areas enhance the sense of community, featuring a welcoming lounge where residents can socialise, a library for quiet reading, and a laundry room for added convenience.

Parking facilities are available, making it easy for residents and their visitors to come and go. The surrounding area is peaceful and picturesque, perfect for leisurely strolls and enjoying the local scenery.

This property presents an excellent opportunity for those seeking a tranquil lifestyle in a supportive environment. With its thoughtful design and community-focused amenities, this flat is an ideal choice for anyone looking to embrace a new chapter in a vibrant and friendly setting.

Andridge court benefits from the usual on site warden/emergency services if required.

EPC Rating - C

Council Tax - Merton Council Tax Band C

Lease - 86 Years remaining

Service charge - £3600 per annum

Ground rent - £100 per annum

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating