

## 8 Mulberry Court

25 Lower Teddington Road, Kingston upon Thames, Surrey, KT1 4FA



**PRICE: £840,000**

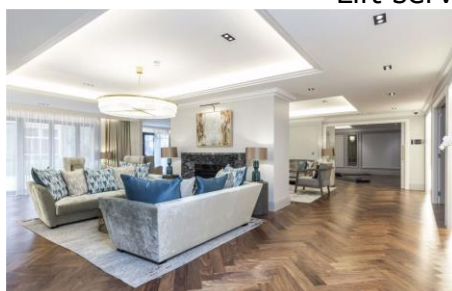
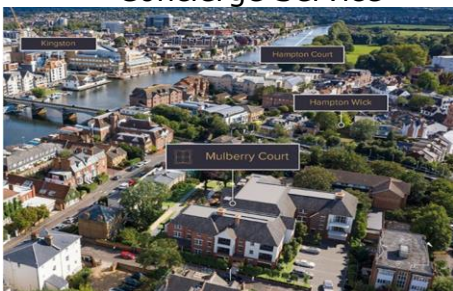
**Lease: 125 years from 2021**

### Property Description:

**A TWO BEDROOM, DOUBLE BATHROOM LUXURY NEW BUILD APARTMENT WITH OPEN PLAN LIVING SPACE ENJOYING A DUAL ASPECT AND LEADING TO A LARGE COVERED BALCONY**

A downsizers' dream, Mulberry Court offers age exclusive luxury retirement living for those aged 65 and over across 34 beautifully finished apartments. Ideally located within the village of Hampton Wick yet close to Kingston upon Thames, residents can relax in green spaces whilst knowing that London Waterloo is just a 33-minute train ride away. So much more than just a collection of high-end private apartments, the development offers a range of social spaces including lounges, private cafe/bar, club room, landscaped gardens and beauty salon. Residents can enjoy membership of the Lifestyle Residences Club and a range of scheduled social activities.

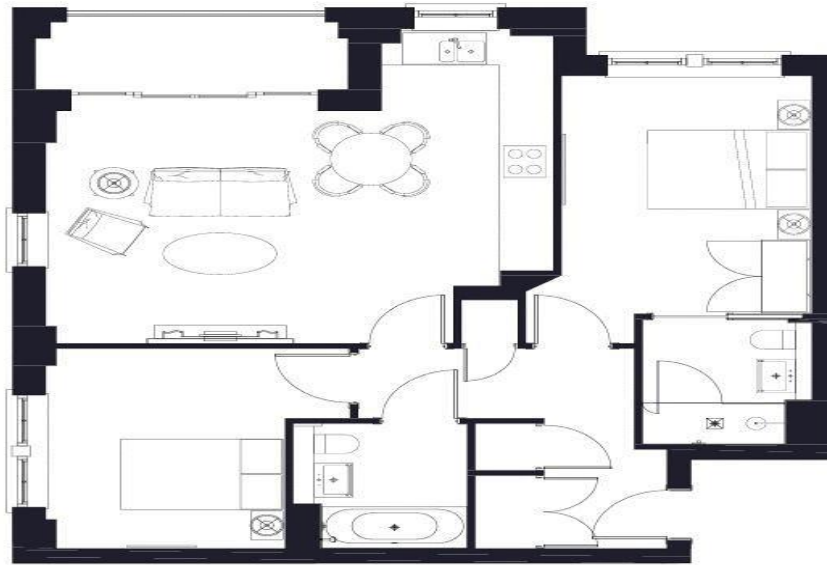
- Beautifully finished, spacious apartments each featuring balcony or terrace.
- Landscaped communal gardens and over one-acre grounds.
- Concierge Service
- Tunstall 24/7 emergency call system and option of bespoke 5-star support/care provision
- Secure underground parking with electric charging points
- Lift service to all floors



**For more details or to make an appointment to view, please contact  
Mandy Bolwell**

Visit us at  
[retirementhomesearch.co.uk](http://retirementhomesearch.co.uk)

RETIREMENT  
 HOMESEARCH

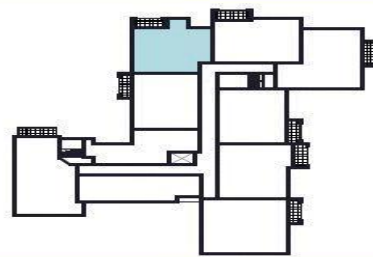


### APARTMENT 8

2 BEDROOM APARTMENT WITH BALCONY  
 Total area: 870 sq ft (81 m<sup>2</sup>)

Kitchen / Living / Dining	20'6" x 19'8"	(6.25m x 6.0m)
Bedroom 1	15'0" x 10'2"	(4.57m x 3.10m)
Bedroom 2	12'7" x 9'9"	(3.84m x 2.96m)
Balcony	12'8" x 4'5"	(3.86m x 1.35m)

### FIRST FLOOR



*Whilst these floorplans have been prepared with all due care for the convenience of the intended purchaser, the information contained herein is a preliminary guide only. The photo is a representation of one of our apartments and is not meant to show any specific apartment.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

### For Financial Year Ending:

TBC

Annual Ground Rent:

£n/a

Ground Rent Period Review:

Annual Service Charge:

£7500

Council Tax Band:

Event Fees:

TBC Transfer

TBC Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
 T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
 Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
 Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.