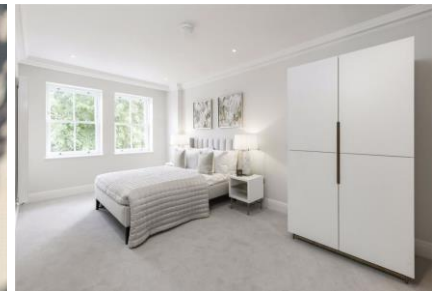


16 Mulberry Court

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



PRICE: £599,950

Lease: 125 years from 2021

Property Description:

**LUXURY RETIREMENT LIVING IN THIS NEW BUILD ONE BEDROOM APARTMENT
FEATURING JULIETTE BALCONY AND SEPARATE KITCHEN**

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. A dedicated Concierge is there to provide a helping hand in organising matters, accepting deliveries, answering any queries and maintaining onsite security and for total peace of mind a Tunstall 24/7 emergency call system is also in place.

Beautifully finished, spacious apartments each featuring balcony or terrace
Landscaped communal gardens and over one acre grounds
Concierge Service
Scheduled social events and activities plus

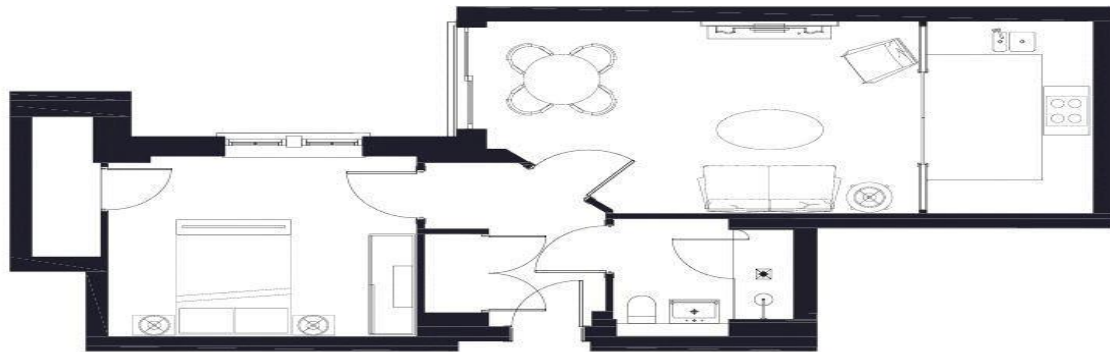
Tunstall 24/7 emergency call system and option of bespoke 5 star support/ care provision
Secure underground parking with electric charging points
Lift service to all floors including carpark



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

Visit us at
retirementhomesearch.co.uk

RETIREMENT
HOMESEARCH

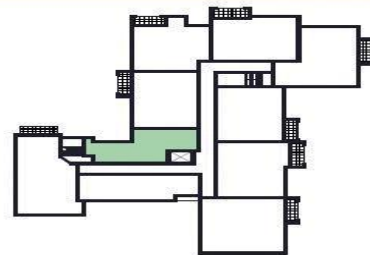


APARTMENT 16

1 BEDROOM APARTMENT WITH JULIET BALCONY
Total area: 650 sq ft (60 m²)

Living / Dining	19'9" (6.02m)	x	12'8" (3.87m)
Kitchen	12'8" (3.85m)	x	7'2" (2.19m)
Bedroom 1	13'4" (4.07m)	x	11'7" (3.53m)

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)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

Annual Ground Rent:

£n/a

Ground Rent Period Review:

Annual Service Charge:

£6600

Council Tax Band:

Event Fees:

Transfer
Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.