

34 Gooding Close. New Malden. KT3.



In our opinion, a beautifully presented one bedroom ground floor purpose built retirement maisonette (constructed in 1986) suitable for the 60 years plus, set within a friendly community and award winning development. Perfect for downsizers or those wishing to relocate and are looking for a UK base within easy reach of Central London. Reasonable annual service charge.

The property is situated in a quiet cul de sac with communal gardens, off street allocated parking space, plus warden assistance if required. Within easy reach of excellent transport links, (including Berrylands and New Malden BR Stations) A3 road links and local amenities.

The well maintained interior provides an entry phone system, entrance lobby, a bright and spacious reception room, recently refitted kitchen with free standing electric oven with extractor hood over, upright fridge/freezer, good sized double bedroom with a range of 'Sharps' fitted wardrobes, surprisingly large show home quality bathroom also recently fitted with a shower cubicle (wheelchair friendly), large under stairs storage cupboard and further built in storage. Gas central heating and UPVC double glazed windows throughout.

Small patio garden at the front leading to communal gardens. Offered with the advantage of no onward chain.

£175,000 Leasehold

Viewing by appointment Tel: 020 8942 9575



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ACCOMMODATION INCLUDES

Entrance: Outside light, intercom entry system and part double glazed UPVC front door with 5 lever mortice lock:

Entrance Hall: Lobby area with UPVC double glazed window to the side, coving, ceiling light point, consumer unit, glazed door to:

Lounge Dimensions: 12'4 (3.79M) x 10'4 (3.62M)
Spacious and light with large UPVC double glazed window to the front, coving, radiator, ceiling light point, TV aerial and mid height power points, door to:

Kitchen Dimensions: 9'2 (2.79M) x 5'8 (1.76M)
Sliding door and UPVC double glazed window to the front. Fitted with range of matching high and base level units plus pan drawers, in white with white granite effect laminate work surfaces over, single drainer stainless steel sink unit with chrome mixer tap and tiled splashback, freestanding 'newworld' electric oven with extractor hood over, upright fridge/freezer, wall mounted 'Glowworm Flexi Com 18sx' central heating boiler, vinyl flooring, wall mounted folding table, ceiling light point.

Internal Hallway: Intercom entry release, a large walk-in under stairs storage cupboard, further airing cupboard housing water tank with shelving and another cupboard housing 'Logic' washing machine, central heating thermostat, ceiling light point and doors to:

Bedroom 1 Dimensions: 13' 7 (4.18M) x 8'9 (2.70M)
UPVC double glazed window to the rear, range of floor to ceiling 'Sharps' fitted wardrobes, coving, radiator, ceiling light point and mid height power points.

Bathroom Room Dimensions: 11' (3.38M) x 5'2 (1.58M)
UPVC double glazed window with modesty glass to the rear, recently refitted with part tiled walls, white suite comprising pedestal wash hand basin with chrome mixer tap set into vanity unit with drawers under and vanity mirror over, large shower cubicle with mains fed shower (wheelchair friendly) with chrome furnishing, dual shower heads (fixed and hand held), low level W.C. with dual flush, vinyl flooring, ceiling light point and chrome ladder heated towel rail.

Outside Cupboard: Housing utility meters and perfect for storing gardening tools.

To The Front: The front of the property has a well maintained patio area which can be used by the owner for pots of shrubs or summer bedding plants (if the occupant maintains) leading to communal lawned area. Space for a garden bench. We understand that the previous owner was awarded a 'Garden of the Year' from Kingston Borough Council.



To The Rear: Courtyard communal garden with patio, seating areas, and feature fountain.

Off Street Parking: Allocated parking space and further parking on the road in the cul de sac.

Service charge Estimate: £1512.98 per year for 2025 to 2026.

Ground Rent: £30.00 per year.

Council Tax Band: B (Council Tax for 2025/26 £1,966.57)

Tenure: Leasehold: 125 years from 19 December 1986 with 87 years remaining.

Energy Performance Certificate Rating: C

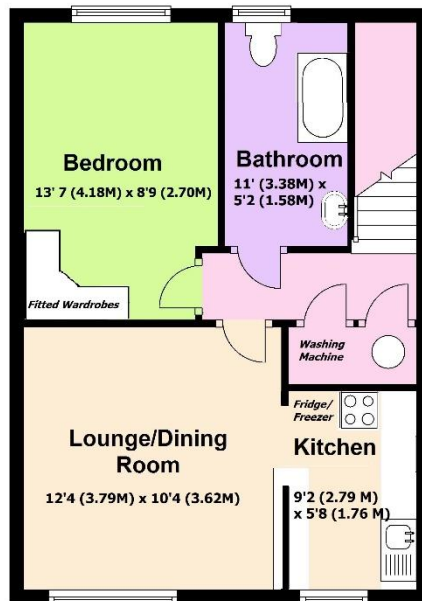
Total Floor Area: 47 Square Meters.

Predicted Broadband Speeds: Basic: 12 Mbps, Superfast: 80 Mbps. Ultrafast: 1000 Mbps

Satellite / Fibre TV Availability: BT, Sky and Virgin



Floorplan
Ground Floor Masionette
Gooding Close, New Malden KT3



All measurements are approximate and should not be relied upon. Any interested party should make their own enquires as to the accuracy of this floor plan.

Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person representing White and Hayward has the authority to make or give any representation or warranty in respect of the property. We would also advise any purchaser that the systems and appliances mentioned in these particulars have not been tested. Our client has advised us of the aforementioned Tenure; however, we would advise any interested party obtain confirmation of this fact from their legal representative.