



Flat 14 Hampton Lodge, 15 Cavendish Road, Sutton, SM2 5EY

Guide price £140,000



WH WATSON HOMES
Estate Agents

Flat 14 Hampton Lodge, 15 Cavendish Road Sutton, SM2 5EY

Watson Homes are pleased to offer this extremely well presented one double bedroom, lift serviced retirement flat, situated in a desirable spot in South Sutton. The property benefits from a 24ft lounge/diner, a 17ft bedroom and no onward chain.

Hampton Lodge is a prestigious and stylish development of one and two bedroom purpose built apartments constructed by Churchill Retirement Living. The development comprises of 39 properties arranged over three floors and is ideally located a short distance from the High Street shops and local amenities.

Accommodation

Hampton Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Hampton Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hampton Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Hampton Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

Service Charge (Year ending 31st May 2024): £2,508.33 per annum.

Ground rent £660.85 per annum. To be reviewed October 2027

Council Tax: Band C

125 year Lease

Please check the lease and

Service charge maintenance,

A 1% contribution property.

Security entry

Stairs and lift

Wooden front

Entrance hall Newly fitted c

Lounge/diner

UPVC double glazed window to rear aspect, newly fitted carpet, coved ceiling, wall mounted heater.

Kitchen

Range of fitted sink and chrome tall standing f

Bedroom

UPVC double doors.

Bathroom, Consisting of storage cupbo

Outside

Well kept con

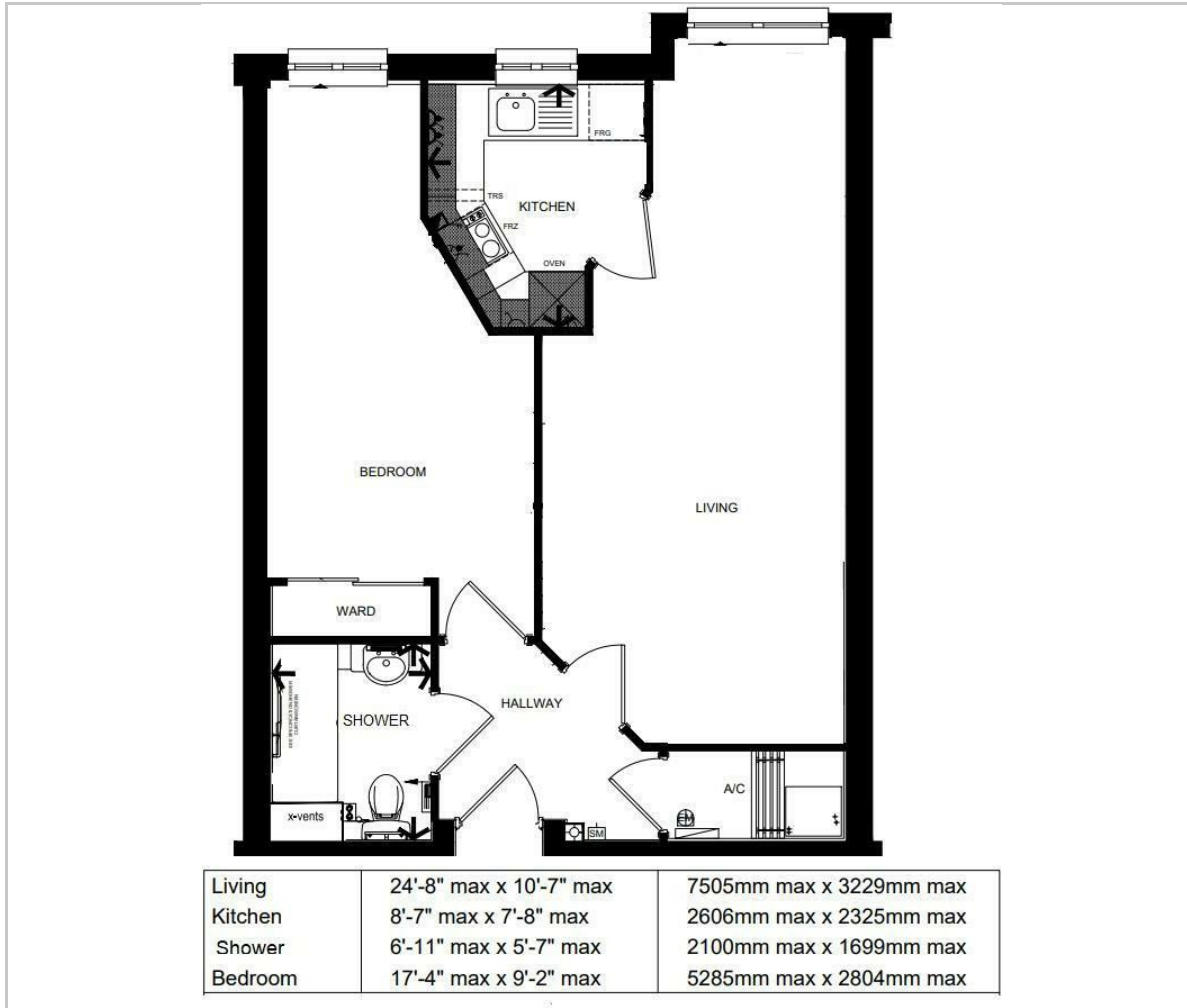








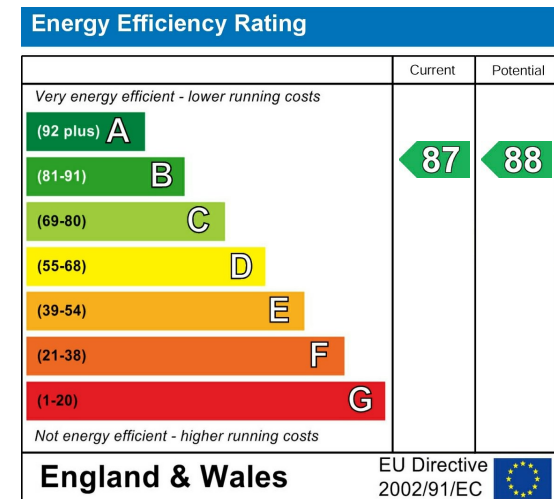
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property.