

15 Cavendish Road

Sutton, SM2 5EY

Guide price £140,000

1 1 1

# 15 Cavendish Road

## Sutton, SM2 5EY

Welcome to Hampton Lodge, an exquisite retirement flat located at 15 Cavendish Road in Sutton. This charming property offers a perfect blend of luxury living and a vibrant community atmosphere, making it an ideal choice for those seeking a serene yet engaging lifestyle.

The flat features a well-appointed reception room that provides a warm and inviting space for relaxation and socialising. With one spacious bedroom, it offers a comfortable retreat, while the modern bathroom ensures convenience and privacy. The design of the flat is both practical and elegant, catering to the needs of discerning residents.

Hampton Lodge is set within tranquil grounds, providing a peaceful environment that encourages leisurely strolls and outdoor enjoyment. The presence of a dedicated lodge manager adds an extra layer of comfort, ensuring that residents have support and assistance whenever needed.

This property is not just a home; it is a gateway to a variety of activities and social events, fostering a sense of community among residents. The great location further enhances the appeal, with easy access to local amenities and transport links, allowing for effortless exploration of the surrounding area.

In summary, Hampton Lodge offers a unique opportunity for those looking to embrace a luxurious and fulfilling retirement lifestyle in a supportive and picturesque setting. Do not miss the chance to make this delightful flat your new home.

### 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. 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 Diamond Management, working closely with Diamond Retirement Living 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 commencing 2006
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Security entry phone system and door to communal entrance

Stairs and lift service to 1st floor

Wooden front door to..

Entrance hall
Fitted carpet, dado rail, coved ceiling, wall mounted alarm panel, large storage cupboard.

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

Kitchen
Range of fitted wooden wall units with matching cupboards and drawers below, rolltop work surfaces with inlaid stainless steel sink and chrome mixer tap, inset hob with extractor fan above and oven/grill at side, space and plumbing for dishwasher, space for tall standing fridge/freezer, tiled splashback, UPVC double glazed window to rear aspect.

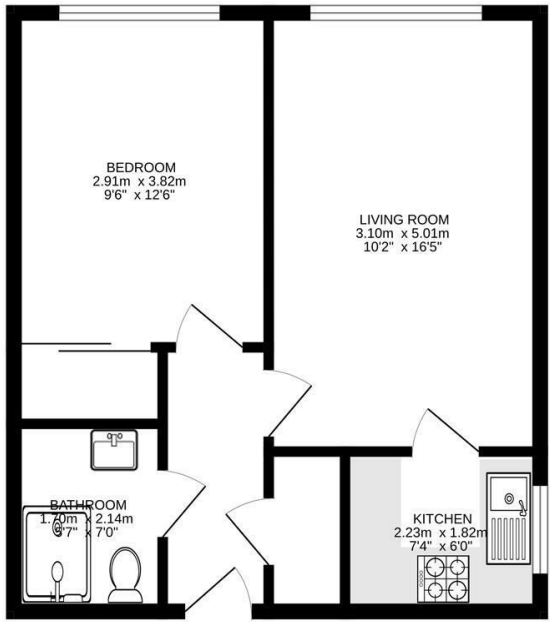
Bedroom
UPVC double glazed window to rear aspect, newly fitted carpet, wall mounted heater, built-in wardrobe with sliding mirror doors.

Bathroom,
Consisting of panelled cubicle with sit down easy access seating and thermostatic shower, wash hand basin with chrome taps and storage cupboard below, low-level push button flush WC, heated towel rail, extractor fan.

Outside
Well kept communal grounds and residents parking.

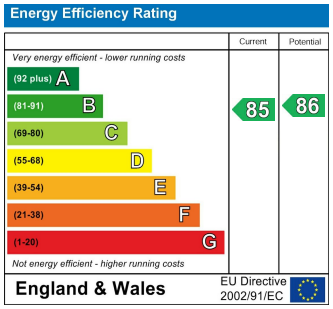
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

## Floor Plan




First floor
41.0 sq.m. (442 sq.ft.) approx.

TOTAL FLOOR AREA : 41.0 sq.m. (442 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025




## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this

## Additional information

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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 firms employment has the authority to make or give any representation or warranty in respect of the

24 The Broadway, Cheam Village, Surrey, SM3 8AY
Email: cheam@watsonhomesproperty.com Tel: 020 3196 1686
www.watsonhomesproperty.com

WATSON HOMES
Estate Agents