







Flat 40 Hampton Lodge, 15 Cavendish Road, Sutton, SM2 5EY

Guide price £150,000

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WH WATSON HOMES
Estate Agents

15 Cavendish Road, Sutton, SM2 5EY

Watson Homes are pleased to offer this extremely well presented one double bedroom, third floor (top floor) lift serviced retirement flat, situated in a desirable spot in South Sutton. The property benefits from a 22ft lounge/diner, a 19ft bedroom and no onward chain.

Hampton Lodge is a prestigious and stylish development of one and two bedroom purpose built apartments. 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

Security entry phone system and door to..

Communal entrance
Lift service and stairs to third floor (top floor)

Wooden front door to..

Entrance hall
Fitted carpet, coved ceiling, access to large storage cupboard.

Lounge/diner
UPVC double glazed window to front aspect, wall mounted heater, fireplace with wooden mantle piece, coved ceiling, panic alarm with cord.

Kitchen
Ranger fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome taps, integrated fridge, inlaid hob with oven/grill at side and extractor fan above, tiled splash back, wood effect flooring, UPVC double glazed window to front aspect.

Bedroom
UPVC double glazed window to front aspect, wall mounted heater,

coved ceili



Bathroom
Consisting hrome
taps and st ated
chrome tov

Outside
Well kept

BUYER'S
Under UK)
checks on estate
agents can help
conduct th n.
Please not















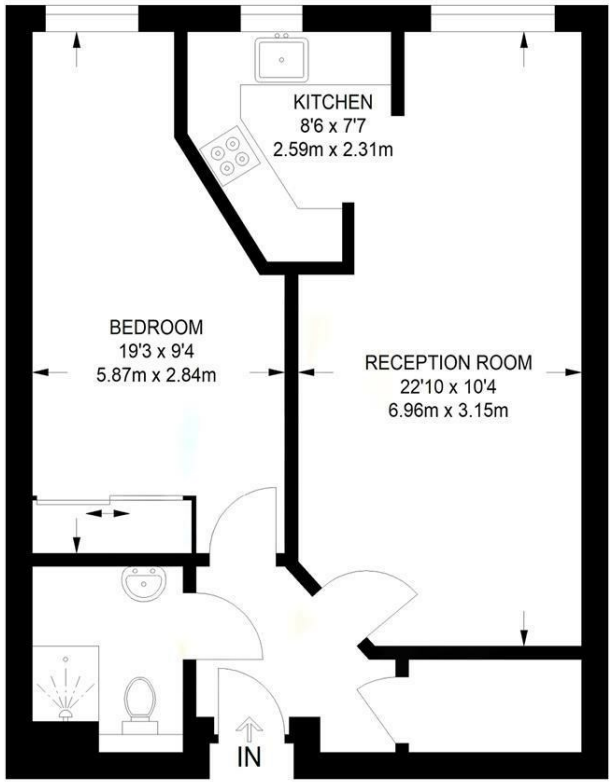






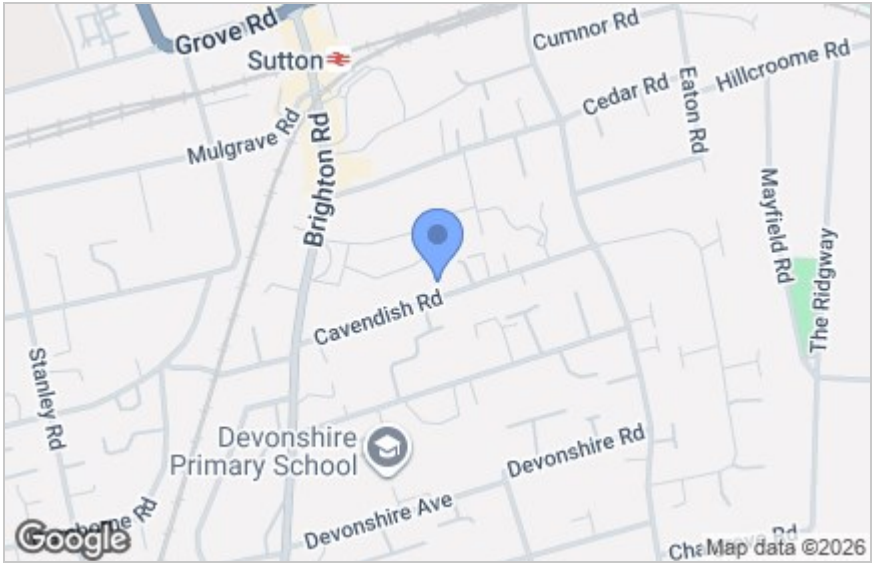


Floor Plan

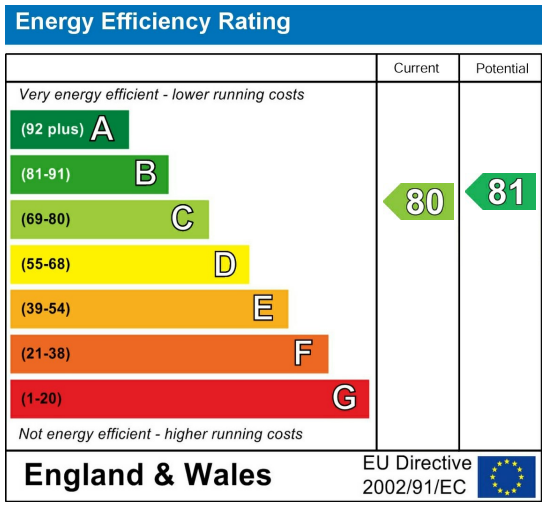


THIRD FLOOR
539 SQ FT / 50.1 SQ M

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

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