



25 Hampton Lodge, 15 Cavendish Road, Sutton, SM2 5EY



Guide price £197,500

**WH WATSON HOMES**  
Estate Agents

Situated in one of Sutton's most sought-after retirement developments, this spacious second-floor, two-double-bedroom apartment for the over-60s benefits from lift access. The apartment has recently had new carpets fitted and is presented in excellent condition throughout.

The property also benefits from a large open-plan living/dining room, a well-maintained kitchen, a fitted bathroom, two storage cupboards in the hallway, loft access, and is being sold with NO ONWARD CHAIN.

In addition, there is a communal lounge with a kitchen, laundry room, residents' parking, and well-kept communal grounds. Further benefits include an on-site house manager, 24-hour emergency assistance alarms, and management by the award-winning Diamond Management Ltd.

The property is ideally located close to excellent transport links, making commuting convenient. Additionally, a range of shops and amenities are conveniently located nearby, ensuring that all daily needs can be met within easy reach.

A guest suite is also available for friends and family to stay in. Prices are available from the lodge manager.

#### Accommodation

Security entry system phone and door to communal entrance, leading to communal lounge, laundry room and lift to second floor.

Front door to

Hallway

Newly fitted carpet, two storage cupboards, loft hatch.

Living room / Dining room

Newly fitted carpet, wall mounted heater, electric fireplace, UPVC double glazed window.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with extractor fan above, integrated low level fridge and integrated low level freezer, integrated oven/grill, UPVC double glazed window, wall mounted electric heater.

Bedroom one

Newly fitted carpet, wall mounted heater, built in wardrobes, UPVC double glazed window.

Bedroom two

Newly fitted carpet, wall mounted heater, UPVC double glazed window.

Bathroom

Consisting of walk in shower with detachable shower head, hand rail and seat, wash hand basin with chrome mixer tap and storage cupboard below, low level flush WC, heated towel rail, extractor fan, part tiled walls, wall mounted mirrored cabinet.

Outside

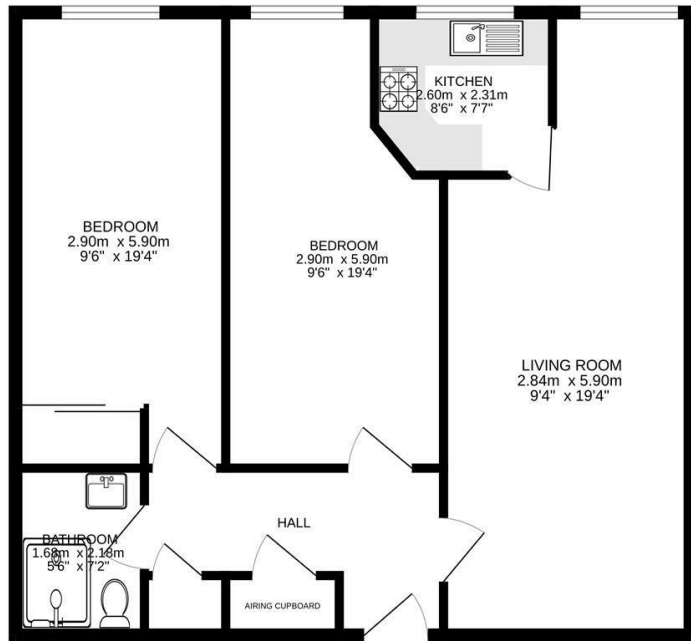
Private patio area overlooking the grounds and residents car park.

#### 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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



## Floor Plans



Second floor  
71.5 sq.m. (769 sq.ft.) approx.

TOTAL FLOOR AREA: 71.5 sq.m. (769 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Additional Information

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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.

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