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

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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.

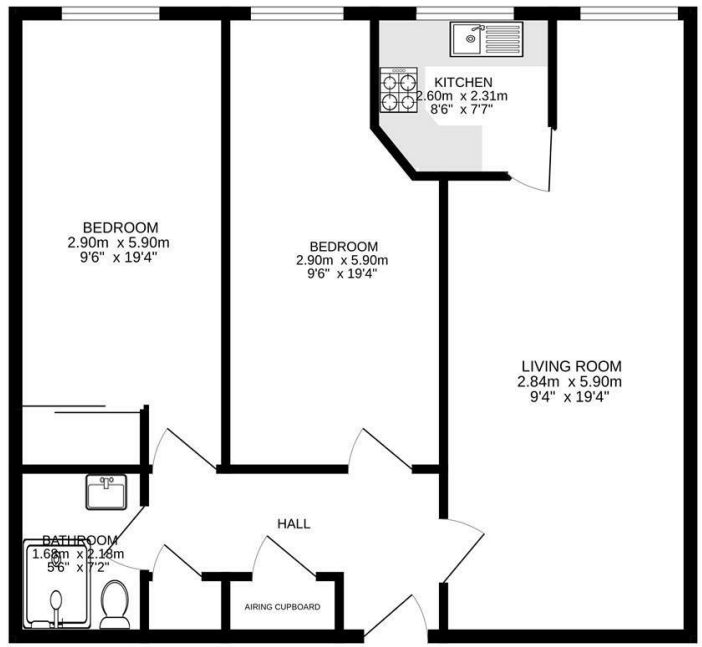
Bedroom two
Newly fitted carpet, wall mounted heater, UPVC double glazed window.

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 £54 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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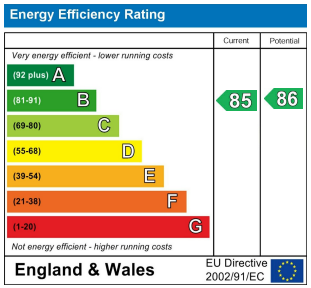

Viewing

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.

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.

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