Asking Price £350,000 Leasehold

1 Bedroom, Apartment - Retirement

25, Hudson Lodge 137 Cheam Road, Cheam, Sutton, Greater London, SM1 2DU

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Retirement Property Specialists

Hudson Lodge

Hudson Lodge is a stunning development of 30 one and two-bedroom retirement apartments.

Cheam is a large suburban village located in the London Borough of Sutton. It has a vibrant and engaging community with royal connections and a rich history.

The traditional high street has a variety of offerings including two small supermarkets, restaurants, a pharmacy and an array of speciality shops. If you are keen on keeping fit Cheam Leisure Centre and David Lloyd offer a selection of classes, state of the art gyms and swimming pools. Regular buses service Cheam and the surrounding areas, while the town's main railway station provides direct trains to London Victoria.

Hudson 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 Living developments across the country. Prices are available from the Lodge Manager.

Hudson 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.

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

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

Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Welcome to Hudson Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom second floor apartment. The property is conveniently located near the stairs and guest suite and is offered with no forward chain.

The living room is generous in size offering ample space for living and dining room furniture. A door leads to a large storage cupboard and windows provide lots of natural light as well as lovely views over the communal gardens.

The kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4-ring electric hob with extractor hood over, washer/dryer, fridge and frost-free freezer.

The bedroom is a generous double room with a very large walk in wardrobe. A window keeps this lovely bedroom bright and airy.

The shower room offers a large walk in shower with handrail, heated towel rail, a WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located off the hallway which offers ample storage space.

This apartment simply must be viewed!

Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Super efficient ground source heating
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Landscaped gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year ending 30th November 2026): £4,180.05 per annum.

Ground rent: £820.80 per annum. To be reviewed in April 2033.

Council Tax Band C

999 lease years commencing 2019

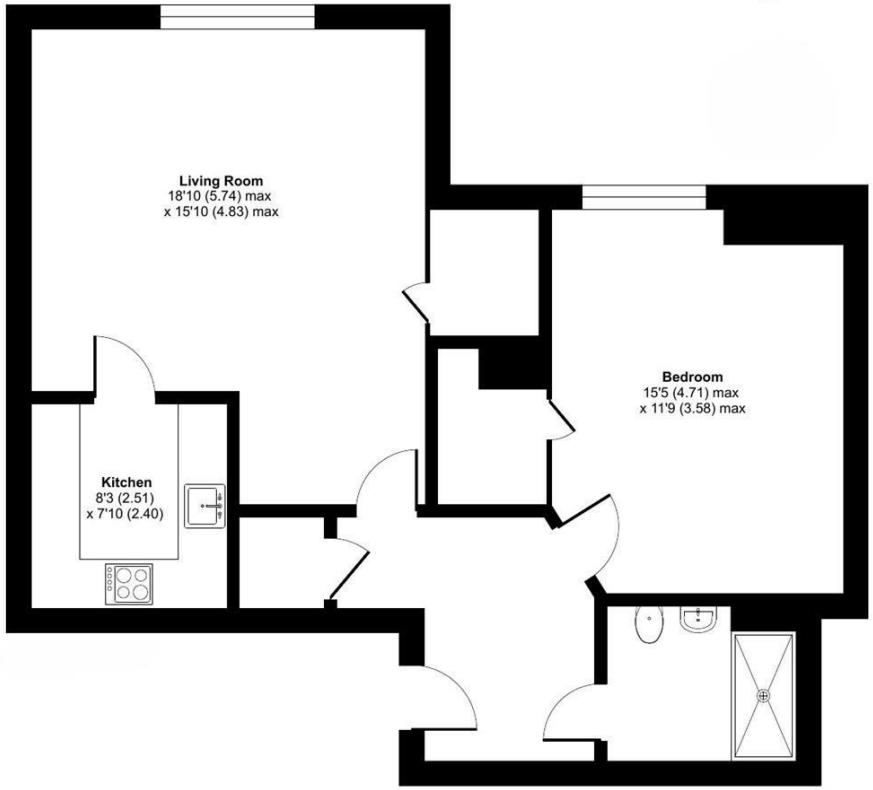
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

EPC Rating: B

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1425763

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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