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**Asking Price £480,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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

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**Churchill**  
Sales & Lettings  
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 Retirement 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 Retirement 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

## \*\*TWO BEDROOM RETIREMENT APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom second floor apartment with views over the communal garden. This South facing property is conveniently located for the Owners Guest Suite and lift and presented in fantastic order.

The Living Room offers ample space for living and dining room furniture.

The Kitchen is accessed via the Living Room and 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 ceramic hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The En Suite Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity units.

Bedroom Two is another good size room with built in mirrored wardrobes, currently set up as a Study but could be used as a separate Dining Room or Hobby Room.

The Bathroom has a bath with overhead shower, a screen, handrail, heated towel rail, a WC and wash hand basin with vanity units.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.



# Features

- Two bedroom, two bathroom second floor, South facing retirement apartment
- En Suite shower room to Bedroom One
- Excellent decorative order and views over communal garden
- Convenient for Owners Guest Suite and Lift
- 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
- 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 Retirement Living developments across the country.



# Key Information

Service Charge (Year ending 30th November 2026):  
£6,270.08 per annum.

Approximate Area = 762 sq ft / 70.8 sq m  
For identification only - Not to scale

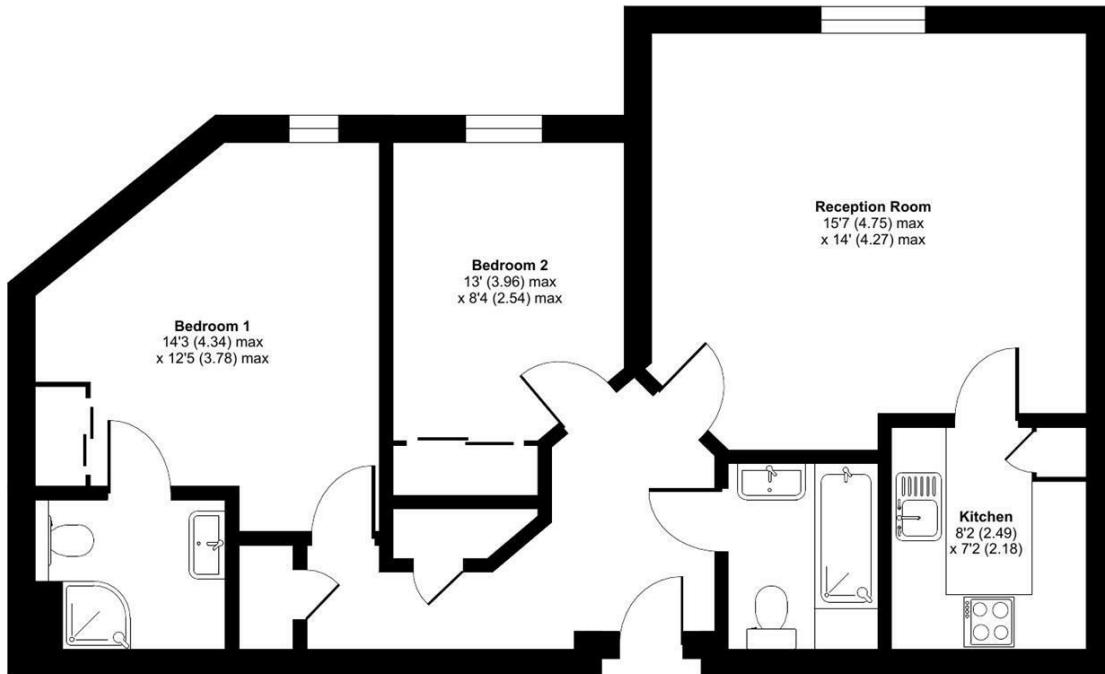
Ground rent: £625.00 per annum. To be reviewed in April 2026.

Council Tax: Band D

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024.  
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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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