




Asking Price £165,000 Leasehold

1 Bedroom, Apartment - Retirement

22, Hampton Lodge 15 Cavendish Road, Sutton, Surrey, SM2 5EY

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Churchill
Sales & Lettings
Retirement Property Specialists

Hampton Lodge

Hampton Lodge is a prestigious and stylish development of one and two bedroom purpose built apartments constructed by Churchill Retirement Living. 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.

Hampton 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.

Hampton 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.

Hampton 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.

Hampton 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

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment which is situated in the popular Hampton Lodge.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen, which is accessed via the Lounge, offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a waist height oven, 4 ring electric hob, fridge and freezer.

The generous double bedroom has a useful built-in mirror fronted wardrobe and also offers space for additional bedroom furniture if required.

The Shower room has a shower cubicle, WC and a wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful home is a useful storage cupboard which is located in the hallway.



Features

- One bedroom, first floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- 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.
- Owners private car park
- Great location close to the town centre & excellent transport links



Key Information

Service Charge (Year Ending 31st May 2024) :
£2,508.33 per annum.

Ground rent £660.85 per annum. To be reviewed
1st October 2027

Council Tax Band C

125 year Lease commencing 2006

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, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B



Living	16'-5" max x 10'-3" max	5005mm max x 3130mm max
Kitchen	7'-5" max x 6'-1" max	2250mm max x 1850mm max
Bathroom	6'-11" max x 5'-7" max	2100mm max x 1699mm max
Bedroom	13'-8" max x 9'-6" max	4159mm max x 2889mm max

← → ARROWS DENOTE MEASUREMENT DISTANCES

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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