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Asking Price £145,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

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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 third floor apartment, conveniently located for the Owners Guest Suite. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture.

The Kitchen is accessed via the Lounge 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 electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

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

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

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



# Features

- One bedroom third floor retirement apartment
- Good decorative order throughout
- No forward chain
- 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
- Great location close to the town centre & excellent transport links
- 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 31st May 2024):  
£2,508.33 per annum.

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

Council Tax: Band C

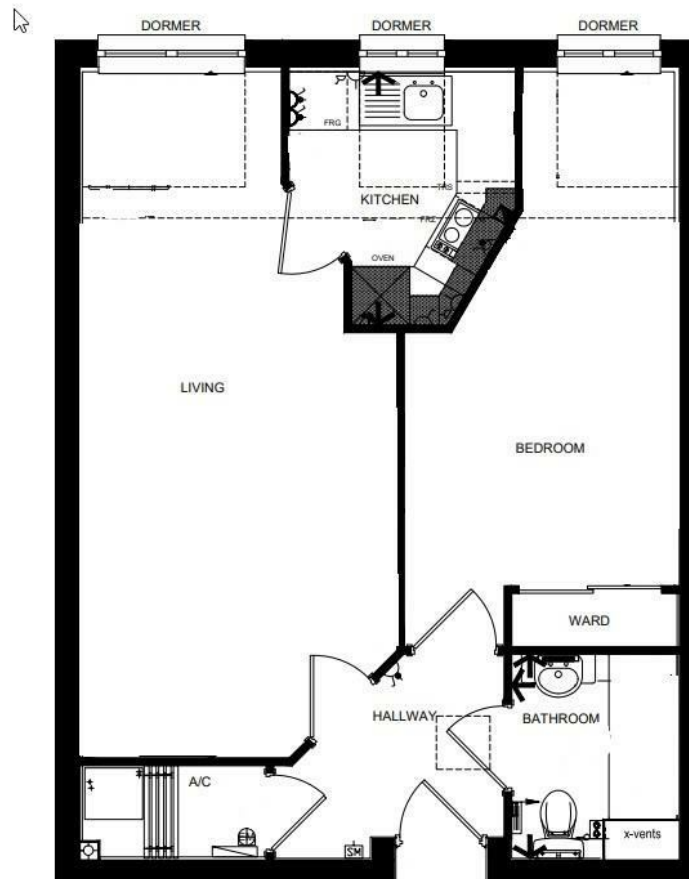
125 year Lease commencing 2006

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.

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

EPC Rating: C



Living	23'-2" max x 10'-7" max	7055mm max x 3229mm max
Kitchen	8'-7" max x 7'-8" max	2606mm max x 2325mm max
Bathroom	6'-11" max x 5'-7" max	2100mm max x 1699mm max
Bedroom	17'-4" max x 9'-1" max	5285mm max x 2777mm max

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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