



Asking Price £235,000 Leasehold

2 Bedroom, Apartment - Retirement

6, 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 pleased to be marketing this two bedroom ground floor apartment with Patio. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Patio area.

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 and space for a fridge/freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

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 are two useful storage cupboards located in the hallway.



Features

- Two bed ground floor retirement apartment
- Own Patio area
- Good decorative order
- 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
- Owners private car park
- Great location close to the town centre & excellent transport links
- 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):
£3,751.09 per annum.

Ground rent £726.94 per annum. To be reviewed
October 2027.

Council Tax: Band D

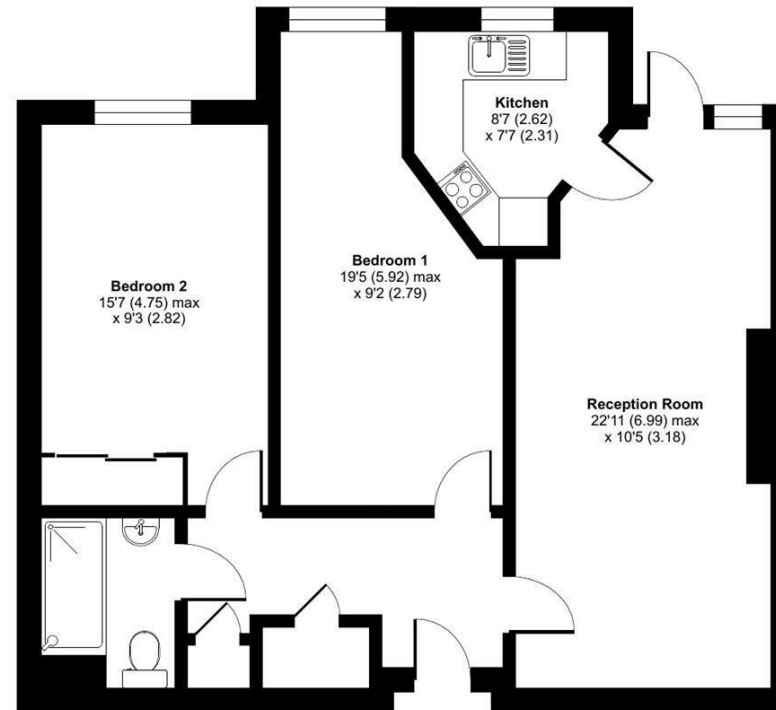
125 year Lease commencing 2006

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.

Approximate Area = 740 sq ft / 68.7 sq m
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Churchill Estate Agents. REF: 1108833

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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