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**Asking Price £550,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

8, Hudson Lodge Cheam Road, Cheam, Sutton, Surrey, SM1 2DU



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# 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.



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# Property Overview

## **\*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\***

Situated in the fantastic development of Hudson Lodge is this delightful two bedroom apartment which benefits from a patio overlooking the communal gardens. The property provides spacious accommodation and is presented in fantastic order throughout. It is also conveniently located near the Owners Lounge and Entrance.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio area with views of the communal gardens and a further door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

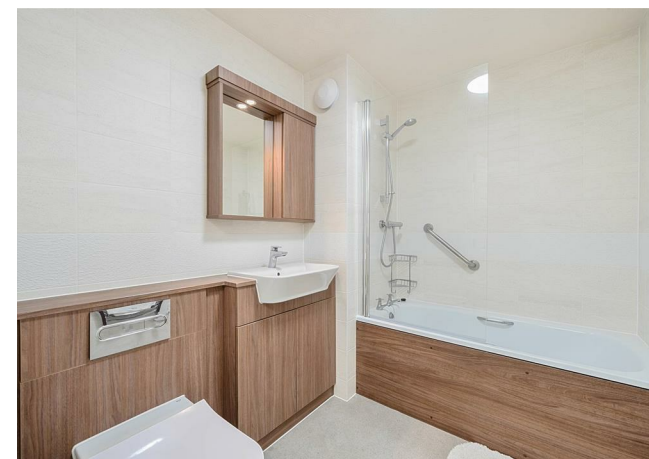
Bedroom One is a good-sized double with a built-in mirrored wardrobe. There is plenty of space for additional furniture and a window keeps this lovely bedroom bright and light. An En-suite Shower Room offers a large shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double room. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

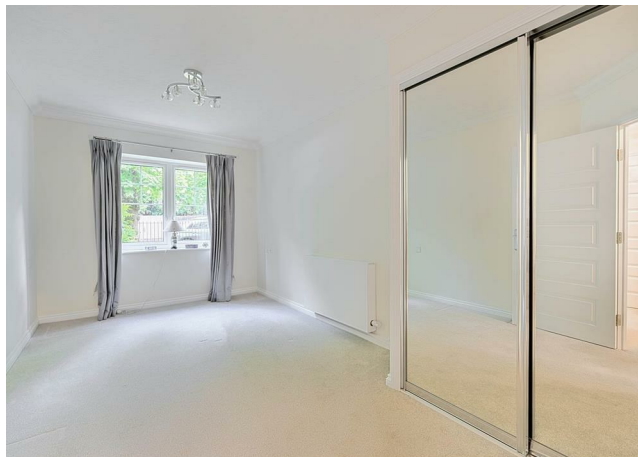
Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!



# Features

- Two bedroom
- 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
- 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 Living developments across the country



# Key Information

Service Charge (Year ending 30th November 2025):  
£6070.04 per annum.

Ground rent: £625 per annum. To be reviewed in April 2026.

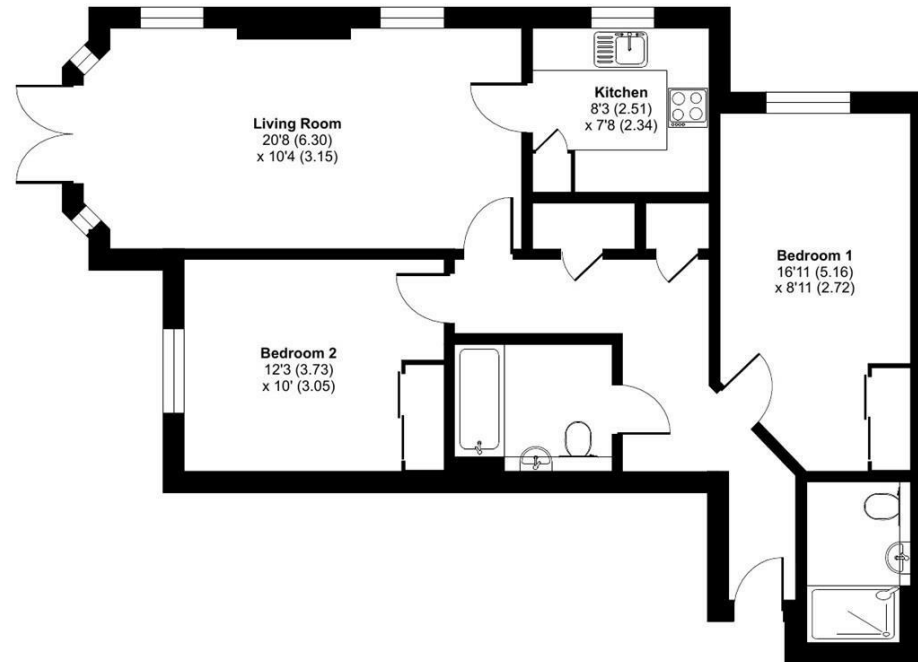
Council Tax: Band C

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.

Approximate Area = 788 sq ft / 73.2 sq m  
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1300664

**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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