



Flat 12 Hampton Lodge, 15 Cavendish Road, Sutton, SM2 5EY



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£210,000

**WH WATSON HOMES**  
Estate Agents



# 15 Cavendish Road

Sutton, SM2 5EY  
£210,000

Located on peaceful Cavendish Road in Sutton, this attractive first-floor retirement flat offers comfortable and spacious living. The property features two generous bedrooms, a large reception room ideal for relaxing or entertaining, and a modern bathroom with a double shower cubicle. Two storage cupboards provide practical additional space.

Set within beautifully maintained, tranquil grounds, residents can enjoy a friendly community atmosphere with access to communal areas and activities. The flat also benefits from a brand new Glenhill Pulsacoil boiler, making it an excellent choice for a comfortable and sociable retirement lifestyle.

Hampton Lodge offers onsite management to support owners, maintain the development, and host regular social events. A Guest Suite is available for visiting friends and family.

Designed with safety in mind, each apartment includes a 24/7 Careline emergency system, integrated intruder alarm, secure video entry, and advanced fire and smoke detection for complete peace of mind.

The lodge is professionally managed by award-winning Diamond Management, ensuring high standards of service and maintenance. At least one resident must be over 60, with a second resident over 55.

## Accommodation

Security entry phone system and door to communal entrance







Stairs and lift service to 1st floor

Wooden front door to,

Entrance hall

Fitted carpet, wall mounted alarm panel, large storage cupboard, with a second smaller storage cupboard.

Lounge/diner

UPVC double glazed window to rear aspect, fitted carpet, coved ceiling, wall mounted heater.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, rolltop work surfaces with inlaid stainless steel sink and chrome mixer tap, inset hob with extractor fan above and oven/grill at side, space and plumbing for dishwasher, space for tall standing fridge/freezer, tiled splashback, UPVC double glazed window to rear aspect.

Bedroom

UPVC double glazed window to rear aspect, fitted carpet, wall mounted heater, built-in wardrobe with sliding mirror doors.

Bedroom 2

UPVC double glazed window to rear aspect, fitted carpets, wall mounted heater, featured wall, coved ceiling.

Bathroom,

Consisting of panelled cubicle with sit down easy access seating and thermostatic shower, wash hand basin with chrome taps and storage cupboard below, low-level push button flush WC, heated towel rail, extractor fan.

Outside

Well kept communal grounds and residents parking.

Key information,

Service Charge £3,344.82 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 Diamond 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 Diamond Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, use of the communal laundry room, lift maintenance & Lodge Manager.

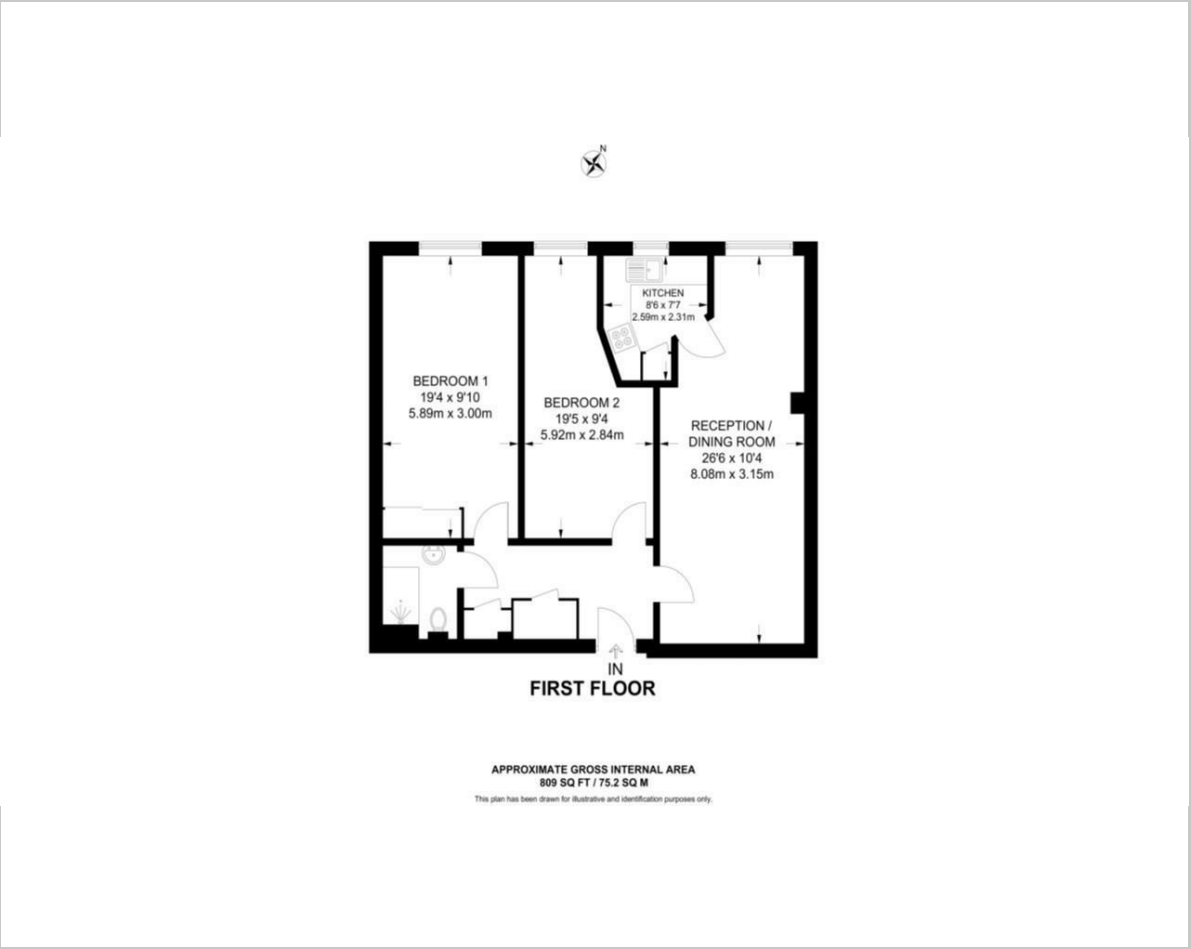
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Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.





Floor Plan

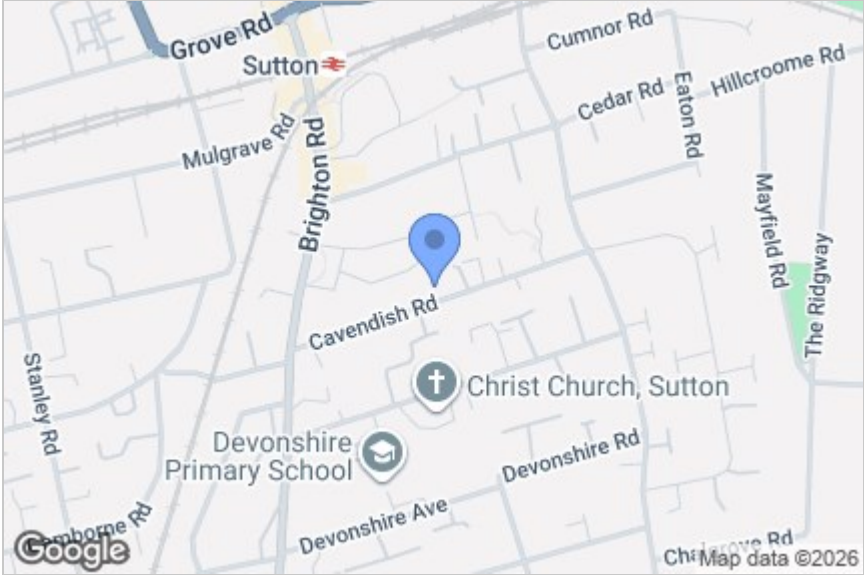


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

