



137 Cheam Road
Cheam Sutton, SM1 2DU
£275,000



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One bedroom Ground Floor Retirement Apartment. Hudson Lodge is an attractive retirement development of one and two bedroom apartments set within beautiful landscaped grounds. This property is a ground floor one bedroom apartment. Within the Lodge, you will find an Owners' Lounge, complete with a coffee bar, which is perfect for socialising with friends. This development is located close to Cheam, so getting around is a breeze, while all the essential amenities are close by for your convenience. Viewing recommended.

Accommodation

Locked/secure automatic sliding front doors via fob or entry phone to...

Main Communal area and Reception

Luxury communal lounge with sofas, chairs and tables. French doors leading to communal well kept gardens with large patio seating area.

Front door to,

Entrance Hall

Spacious entrance hall with ceiling coving and doors to lounge, bedroom, shower room and large walk-in storage cupboard.

Lounge

PVC double glazed bay window with





French door style windows to centre of bay letting in lots of light, ceiling coving, door to...

Kitchen

Modern fully fitted kitchen comprising work surfaces with high gloss modern drawers and cupboards below, built in eyelevel oven, electric hob with stainless steel cooker hood above, integrated fridge freezer and washer/dryer, matching wall units with under lighting, Metro tiled design splashbacks, extractor fan, ceiling down lights.



Bedroom

UPVC double glazed window to front aspect, ceiling coving, wall mounted electric heater, large walk in wardrobe with automatic light, double hanging and single hanging space, shelving and safe.



Shower room

Spacious modern shower room comprising walk in shower with modern chrome shower fittings, vanity area with wash hand basin, modern chrome mixer tap and cupboards below, matching medicine/wall cupboard with integrated mirror and light incorporating shaving socket, low-level WC with concealed system and push button flush, tiled walls with feature border design, wall mounted chrome radiator/towel rail, extractor.



Floor Plan

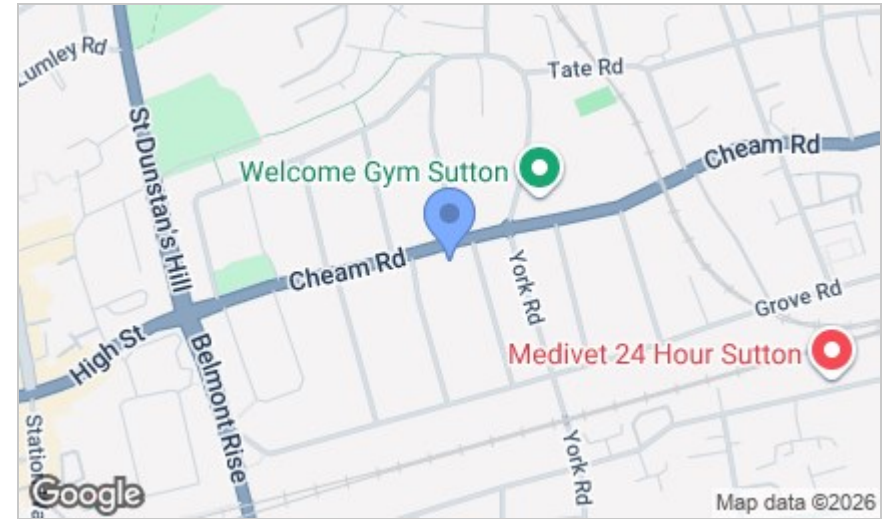


Viewing


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 firm's employment has the authority to make or give any representation or warranty in respect of the

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |