

15 Cavendish Road

Sutton, SM2 5EY

Guide price £155,000

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*** IMMACULATELY PRESENTED *** This one-bedroom second-floor retirement apartment offers a delightful blend of modern living and community spirit for the over 60's.

Residents can enjoy a vibrant social life, with various events and activities organised within the community, fostering connections and friendships among neighbours. The beautifully manicured grounds surrounding the property create a serene environment, perfect for leisurely strolls or simply enjoying the outdoors.

For those who require easy access to the bustling city, the apartment benefits from excellent transport links into London, making commuting a breeze. Additionally, a range of shops and amenities are conveniently located nearby, ensuring that all your daily needs are met within close proximity.

This property is an ideal choice for those seeking a modern, low-maintenance lifestyle in a supportive community setting. With its prime location and thoughtful design, this retirement apartment is not to be missed.

Accommodation

Security entry phone system and door to communal entrance

Stairs and lift (with chair) service to 2nd floor

Entrance hall
Fitted carpet, wall mounted alarm panel, large storage cupboard.

Lounge/diner
UPVC double glazed window to rear aspect, fitted carpet, coved ceiling, stunning wall mounted electric fireplace unit, osily oil heater to left side wall, fitted electrical roman blackout blind.

Kitchen
Range of fitted white wall units with matching cupboards and drawers below with silver handles, rolltop work surfaces with inlaid black stainless steel sink and matching mixer tap, inset samsung induction hob with extractor fan above Samsung oven/grill & built in air-fryer, space and plumbing for dishwasher, new bloomberg integrated fridge and

























freezer, tiled splashback, UPVC double glazed window to rear aspect, fitted vertical blind, siemans washer/dryer.

Bedroom
UPVC double glazed window with fitted electric roman blind to rear aspect, fitted carpet, osily wall mounted oil heater to right side of wall, built-in wardrobe with sliding mirror doors.

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 roca wc, heated towel rail, extractor fan. victorian floor, porceliane marble effect tiles in and surrounding shower unit

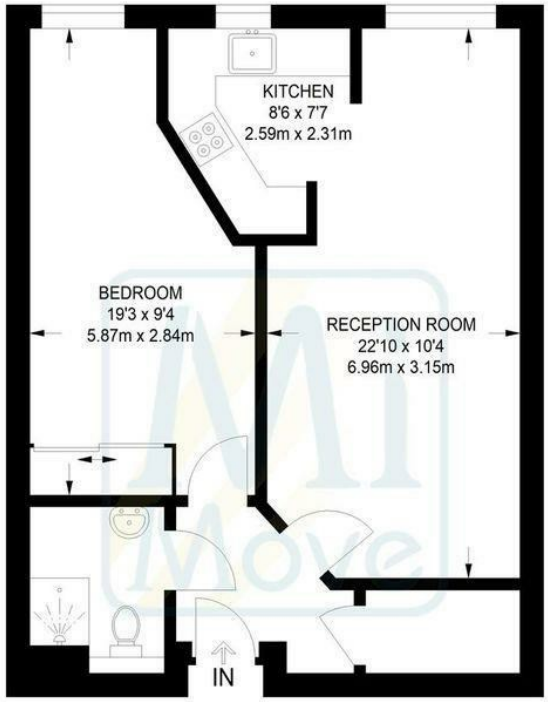
New advance boiler

Outside
Well kept communal grounds and residents parking.

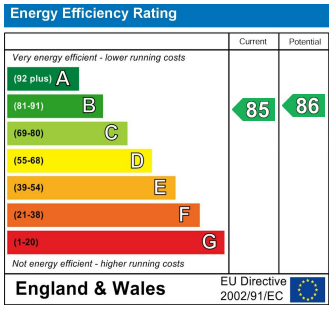
Key information,
Service Charge £2,236.66 per annum.
Ground rent £660 per annum.
Council Tax: Band C
125 year Lease commencing 2006
Please check regarding Pets with Diamond Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations 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.

BUYER'S INFORMATION
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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan



THIRD FLOOR
539 SQ FT / 50.1 SQ M



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this

Additional information

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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