



Flat 4 Hampton Lodge, 15 Cavendish Road, Sutton, SM2 5EY



Offers in the region of £125 **WH WATSON HOMES**
Estate Agents

Welcome to Hampton Lodge, a charming purpose-built retirement apartment. This delightful ground floor property offers a comfortable and secure living environment, perfect for those seeking a peaceful retirement.

The apartment features a well-proportioned bedroom, providing a serene space for rest and relaxation. The reception room is inviting and offers a lovely area for entertaining guests or enjoying quiet evenings at home. The property also benefits from a newly installed boiler & fridge.

One of the standout features of this apartment is the private patio area, which provides direct access to the outside. This lovely space is ideal for enjoying a morning coffee or basking in the afternoon sun, allowing you to connect with nature right from your home. The apartment has newly fitted carpets and has been painted throughout.

Hampton Lodge is equipped with a 24-hour Careline emergency system, offering peace of mind and security for residents. Additionally, the communal gardens provide a beautiful setting for socialising with neighbours or simply enjoying the outdoors.

This property is not just a home; it is a community designed for those who value comfort, safety, and companionship. With its prime location and thoughtful amenities, Hampton Lodge presents an excellent opportunity for a fulfilling retirement lifestyle. We invite you to explore this wonderful apartment and discover all it has to offer.

Accommodation

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 Diamond Management 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 Diamond Management, working 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.

Security entry phone system and door to communal entrance

Ground Floor

Wooden front door to..

Entrance hall

Newly fitted carpet, newly painted, coved ceiling, wall mounted alarm panel, large storage

cupboard.

Lounge/diner

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

Bathroom,

Consisting of a panelled bath unit with over-head chrome shower unit 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

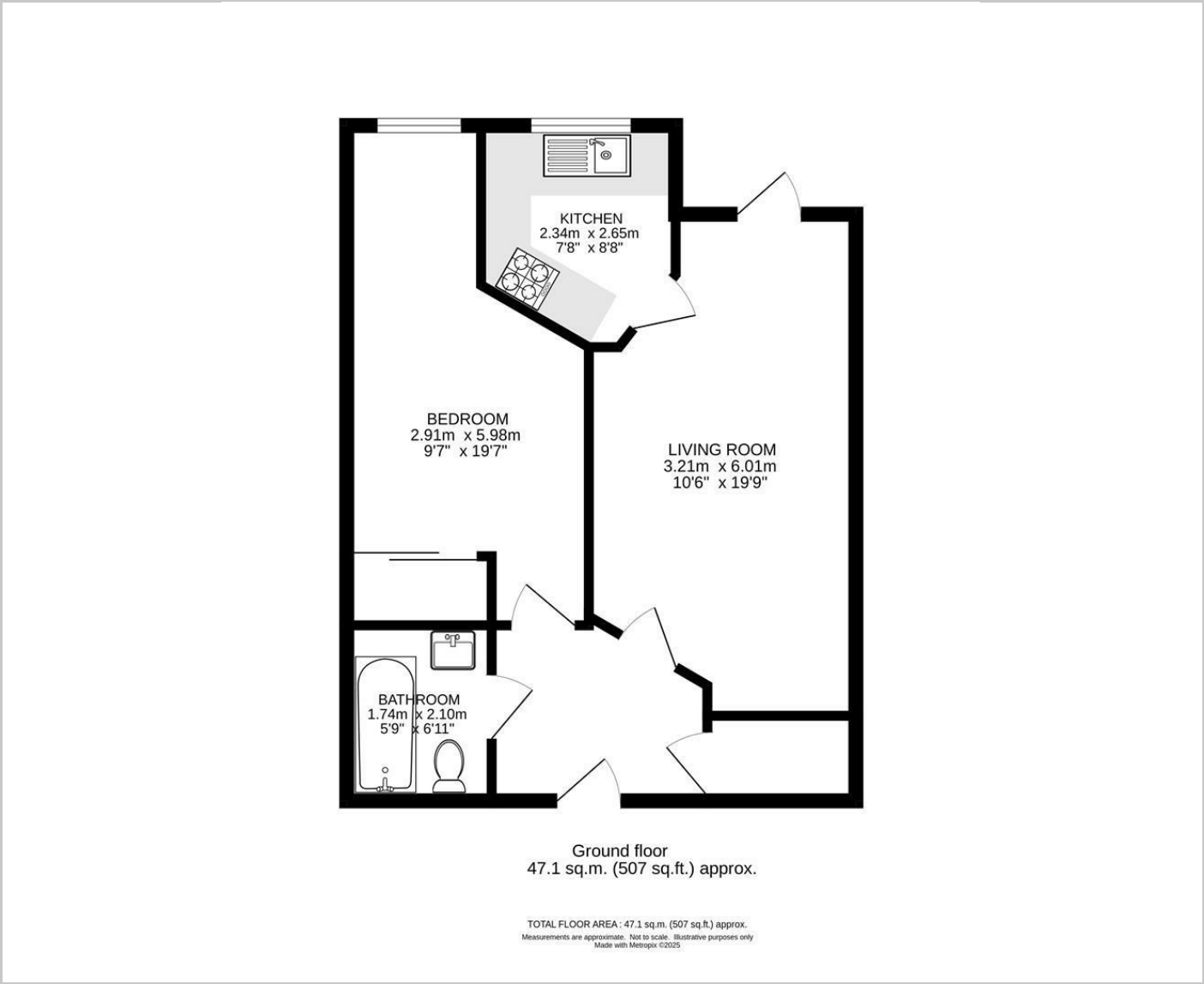
UPVC Patio Door leading onto to private patio area overlooking the grounds and car park.

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plans



Area Map



Energy Performance Graph

