



Hampton Lodge, 15, Cavendish Road, Sutton, Surrey, SM2 5EY
Guide Price £159,950

A one bedroom retirement apartment offered with no ongoing chain. Hampton Lodge is a very desirable retirement development set in South Sutton and provides a residents lounge, parking, laundry room, lift service, communal gardens and warden. The flat offers a spacious lounge & bedroom. There is an onsite caretaker 5 days a week, 24 hour careline for safety and security, off street parking and guest accommodation on request for visitors



***Lift service *No chain
*Off road parking *Communal gardens**

Communal entrance hall

Entrance Hallway

Storage cupboard, doors to:

Living Room - 23' 0" x 10' 3" (7.01m x 3.12m)

Door to kitchen

Kitchen - 8' 6" x 7' 7" (2.59m x 2.31m)

Bedroom - 19' 6" x 9' 5" (5.94m x 2.87m)

Built in wardrobe cupboard

Bathroom - 6' 11" x 5' 7" (2.11m x 1.70m)

Outside

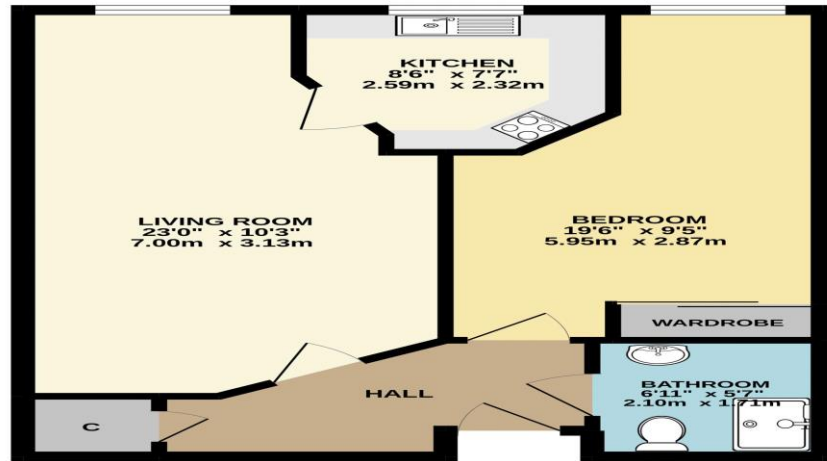
Communal gardens

Off street parking





3RD FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual appearance and dimensions of any property may not exactly match and no guarantee is made with regard to dimensions and the above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Leasehold



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained