



Oak Lodge Thicket Road, Sutton SM1 4QN

welcome to

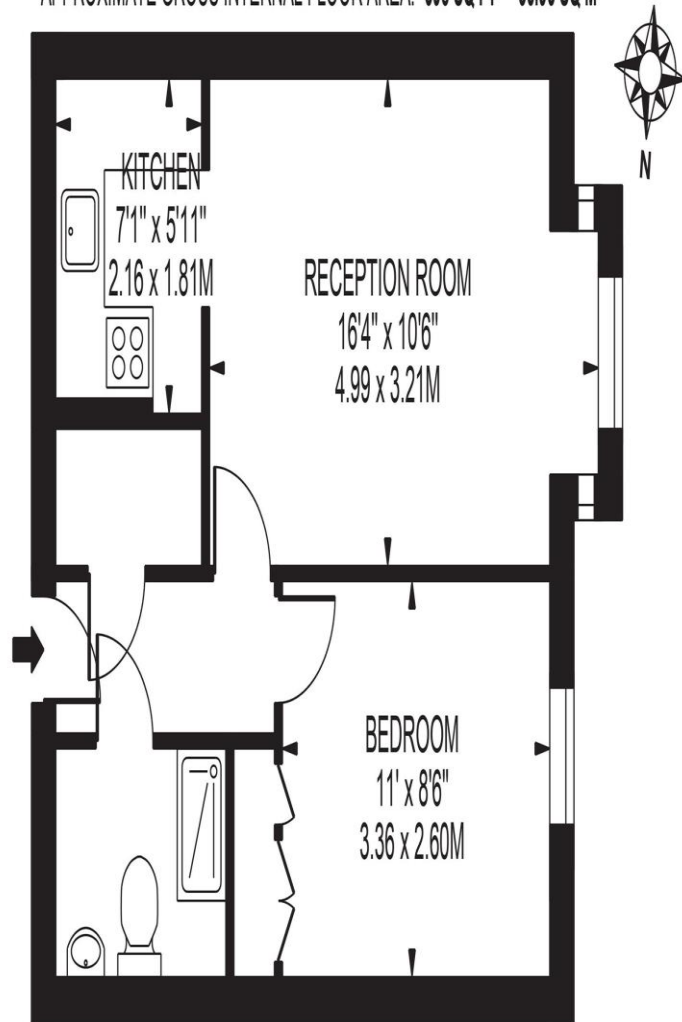
Oak Lodge Thicket Road, Sutton

This property comprises of a good sized reception room, kitchen, bathroom and double bedroom with built in wardrobes. Furthermore, the development provides LIFT SERVICE, communal laundry room, communal garden and parking is also available. Situated within close proximity of Sutton Mainline Station which offers direct links to London Victoria and a short walk away from local shops, local high street, GP surgeries, the local hospital, restaurants and a bus stop outside front of the property. This retirement development offers a number of features including a 24 hour emergency call system, a friendly live in manager who regularly checks on residents as well as a family guest suite and two residents lounges with weekly activities which is ideal for any visitors. Contact Barnard Marcus, Sutton to book your viewing today on 020 8643 8245!



OAK LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 398 SQ FT - 36.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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Oak Lodge Thicket Road, Sutton

- One Double Bedroom
- Retirement Property
- First Floor
- Lift
- Communal Garden

Tenure: Leasehold EPC Rating: C

£130,000



view this property online [barnardmarcus.co.uk/Property/SUT109006](https://www.barnardmarcus.co.uk/Property/SUT109006)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs



Property Ref:
SUT109006 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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