







## Flat 61 Oak Lodge Thicket Road

Sutton, SM1 4QN

Price Guide £87,500

Silverman Black is delighted to offer this well presented, recently redecorated first floor retirement apartment located in the ever popular Oak Lodge development, close to Sutton town centre. The accommodation, which is located to the rear of the block, comprises of a welcoming entrance hall with a deep storage cupboard, a bright and airy living room with views over the rear gardens and an archway through to a refitted kitchen suite with AEG appliances. The bedroom is a generous size double room with a deep double wardrobe, whilst the shower room has also been refitted in recent years with a new white suite. The apartment has quality carpets fitted in the main rooms, double glazed windows , night storage heating and around 89 years remaining on the current lease term.

Oak Lodge is a well regarded development of 76 retirement apartments, arranged over four floors - with lift access from the entrance level to all residential floors. Exclusively for residents over retirement age, the complex has a development /house manager - whilst each flat has a pull cord 24/7 emergency call system (Appello) - for use when the house manager is away. Communal facilities include two residents lounges, a hairdressing salon, laundrette, ample residents parking to the rear and CCTV security.

In terms of facilities, Sutton town centre is only 0.3 miles way - affording a wide selection of shops and restaurants, whilst Sutton mainline BR station is approximately 0.75 miles away at the top of the high street and affords frequent fast trains to London and The City, together with Wimbledon & Guildford.

Viewing of this fantastic apartment is highly recommended - so call today to book your appointment.



- A recently refurbished one bedroom first floor retirement apartment located in the popular Oak Lodge development
- Recently redecorated, a bright and airy apartment comprising a large hallway with a deep storage cupboard, a generous living room, refitted kitchen with AEG appliances, a double bedroom with fitted wardrobe and refitted bathroom
- Double glazing, quality carpets, night storage heating & lifts to all residential floors
- Duty/house manager during the day with access to a 24/7 emergency call line (Appello) out of hours
- 89 years remaining on the current lease, service charges of around £3,500 pa including ground rent
- Other benefits include two communal resident's lounges, a hairdressing salon, ample residents parking, well maintained communal gardens and a laundrette
- Council Tax Band "C"; EPC rating "D"
- Recent changes to house rules mean that this property may be rented out if needed
- 0.3 miles to Sutton town centre, 0.75 miles to Sutton mainline BR station
- Viewing highly recommended - call today!

