



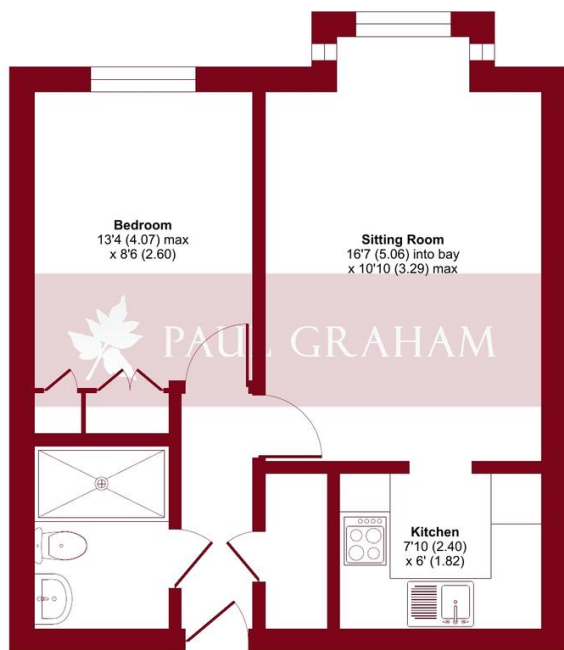
52 Oak Lodge, Thicket Road, Sutton, SM1 4QN | **Guide Price £90,000 Leasehold**

A bright and spacious second floor retirement apartment for residents aged 65 and over, set within the well-regarded Oak Lodge development. Ideally located moments from a wide range of amenities including shops, cafés, excellent transport links and Sutton High Street, the development also benefits from lift access, a Development Manager, residents' lounges and a 24-hour emergency call system, offering both independence and peace of mind.

Thicket Road, Sutton, SM1

Approximate Area = 427 sq ft / 39.6 sq m

For identification only - Not to scale



SECOND FLOOR FLAT

ENTRANCE HALL

SITTING ROOM 16' 7" x 10' 10" (5.05m x 3.3m)

KITCHEN 7' 10" x 6' 0" (2.39m x 1.83m)

BEDROOM 13' 4" x 8' 6" (4.06m x 2.59m)

BATHROOM

2ND FLOOR APARTMENT

DEVELOPMENT MANAGER

RESIDENTS LOUGES

HAIRDRESSING SALON

GUEST SUITE

COMMUNAL GARDEN

VISTORS PARKING



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales

62 - 64 High Street

Carshalton

Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales

3 Wallington Square

Woodcote Road

Wallington

Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk