

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

A bright and spacious ground 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 = 409 sq ft / 37.9 sq m  
For identification only - Not to scale



**ENTRANCE HALL**

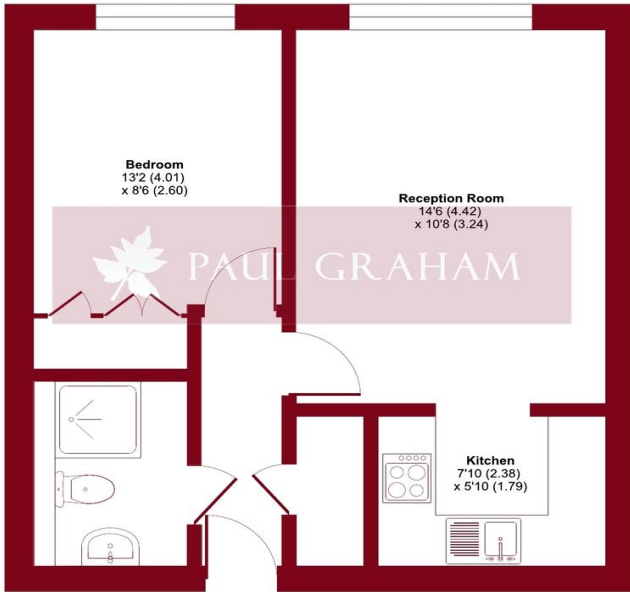
**RECEPTION ROOM** 14' 6" x 10' 8" (4.42m x 3.25m)

**BEDROOM** 13' 2" x 8' 6" (4.01m x 2.59m)

**KITCHEN** 7' 10" x 5' 10" (2.39m x 1.78m)

**SHOWER ROOM**

**COMMUNAL GARDENS**



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2026. Produced for Paul Graham. REF: 1464558



**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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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