



PAUL GRAHAM



Flat 71 Oak Lodge, 21 Thicket Road, Sutton, SM1 4QN | Guide Price £100,000

A unique and spacious one bedroom top-floor apartment with great views set within the popular retirement development Oak Lodge which is ideally located moments from a wide range of amenities including shops, cafes, transport and Sutton High Street. The property is located on the top floor serviced by a lift and benefits from excellent sun exposure. The property boasts one bedroom, a bright and spacious lounge/diner, a bathroom and a kitchen.

Thicket Road, Sutton, SM1

Approximate Area = 594 sq ft / 55.2 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 17' 5" x 13' 2" (5.31m x 4.01m)

KITCHEN 10' 11" x 5' 11" (3.33m x 1.8m)

BEDROOM 19' 5" x 8' 10" (5.92m x 2.69m)

BATHROOM

CUPBOARD

LEASE 91 YEARS

NO ONWARD CHAIN

COMMUNAL GARDENS

RESIDENTS PARKING (First Come, First Serve)



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		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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