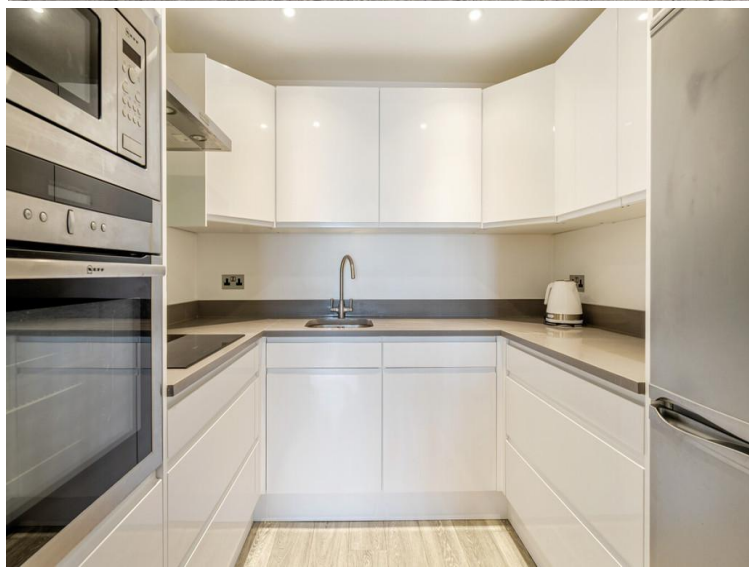




PAUL GRAHAM

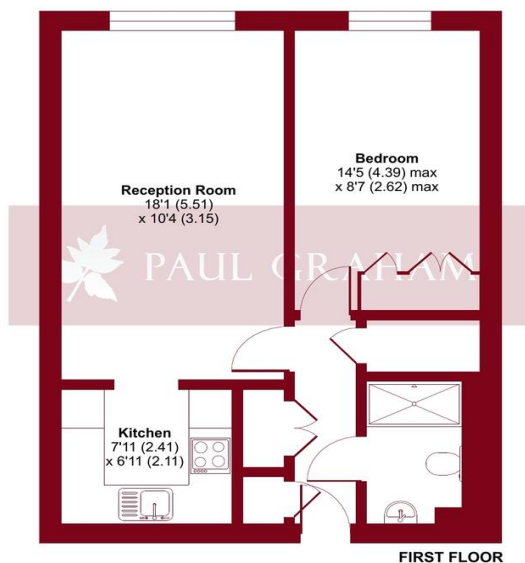


Flat 43 Oak Lodge , 21 Thicket Road, Sutton, SM1 4QN | **£90,000 Leasehold**

A bright and spacious one bedroom 1st floor retirement apartment presented in excellent condition with a modern kitchen and bathroom. Set within the popular over 65's 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 1st 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 = 484 sq ft / 45 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1318460



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

ENTRANCE HALL

RECEPTION ROOM 18' 1" x 10' 4" (5.51m x 3.15m)

KITCHEN 7' 11" x 6' 11" (2.41m x 2.11m)

BEDROOM 14' 5" x 8' 7" (4.39m x 2.62m)

BATHROOM

AMPLE STORAGE

COMMUNAL GARDEN

COMMUNAL LOUNGE

VISTOR PARKING

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