



Goodfellows - Stonecot Hill

30 Stonecot Hill, Sutton, Surrey, SM3 9HE

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www.goodfellows.co.uk

Flat 27, Oak Lodge, Thicket Road, Sutton, £95,000



Overview...

Retirement Apartment

One Double Bedroom

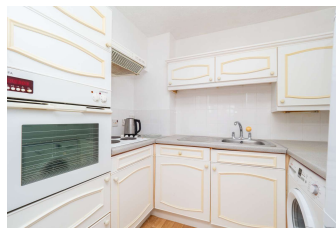
Fitted Wardrobes

Neutral Kitchen

Residents Lounge

Communal Gardens

Leasehold



Our view...

Oak Lodge is situated off Thicket Road and consists of 76 apartments built by Laing retirement homes and completed in 1990

We are pleased to introduce to the market this one bedroom, ground floor flat presented in good condition throughout. The apartment consists of a lounge/dining area, fitted kitchen, bathroom and a double bedroom.

Communally, there is a residents lounge, utility room and attractive gardens

Annual Service Charge £3936.00

Lease Length 92 years

Council Tax Band C

EPC Rating B

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

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Entrance Hall

Bathroom

5'2" x 7'2" (1.57m x 2.18m)

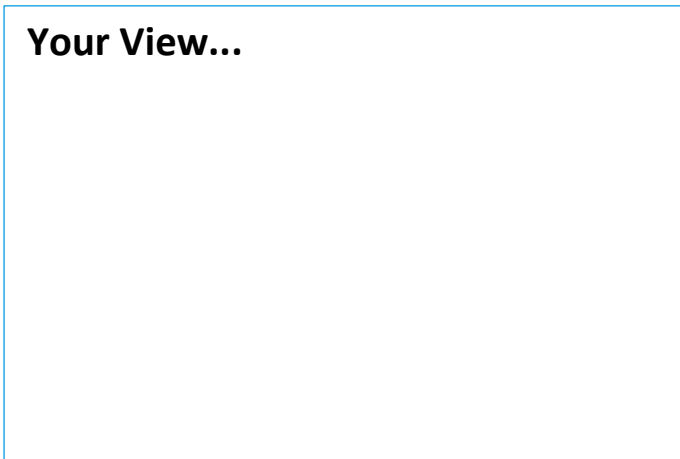
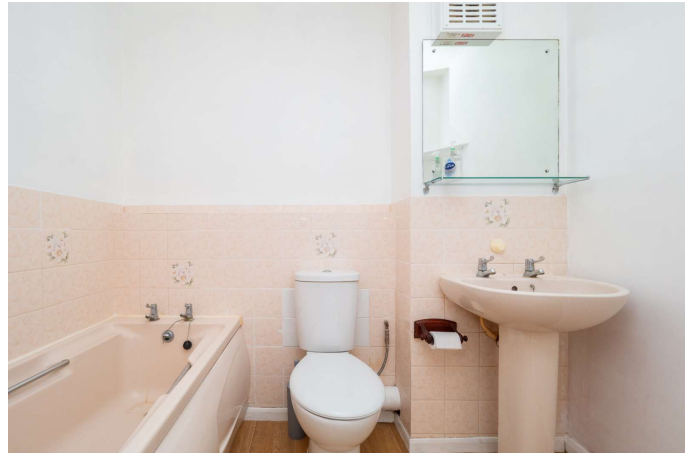
Lounge

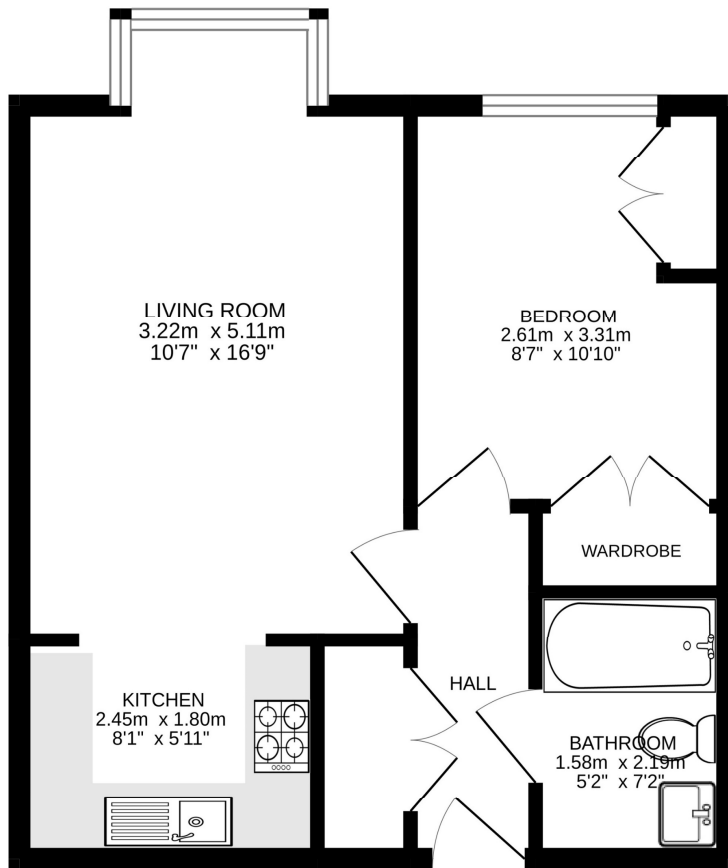
10'7" x 16'9" (3.23m x 5.1m)

Kitchen

8'1" x 5'11" (2.46m x 1.8m)







First floor
37.3 sq.m. (401 sq.ft.) approx.

TOTAL FLOOR AREA : 37.3 sq.m. (401 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Local Authority

Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

Fixtures & Fittings

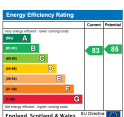
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

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