

Britain's Number One Retirement Property Specialist

41 Oak Lodge (Sutton)

Thicket Road, Sutton, Surrey, SM1 4QN







PRICE: £120,000

Lease: 125 years from 1990

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR

Oak Lodge comprises 76 properties arranged over 4 floors and is served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of state pensionable age. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Development Manager
- 2 x Residents' Lounges
- Communal Garden
- Hairdressing Salon
- 24 hour emergency Appello call system
- 2 x Lifts and a Guest Suite
- Good Transport Links
- CCTV
- Lease: 125 years from 1990







For more details or to make an appointment to view, please contact **Mandy Bolwell**

Visit us at retirementhomesearch.co.uk

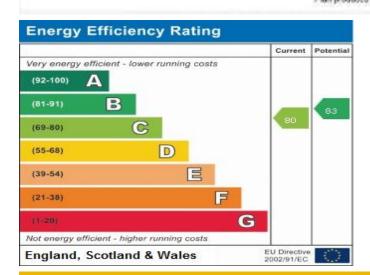




Total area: approx. 45.6 sq. metres (490.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Suritary were and kitchen fittings are representative only and approximate to actual position, shape and style. No fability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.



For Financial Year Ending: 31/3/25 Annual Ground Rent: £0.00 Ground Rent Period Review: N/A Annual Service Charge: £3535.92 Council Tax Band: C Event Fees: 0% Transfer 0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office: Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR Registered in England No. 3829469





These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.