



**ALVERNIA LODGE, OAKHILL ROAD,** SUTTON, SURREY, SM1

**£175,000**

LEASEHOLD **Winkworth**





**BASING ROAD**  
BANSTEAD, SURREY, SM7

**A LOVELY BRIGHT ONE  
BEDROOM GROUND  
FLOOR RETIREMENT  
APARTMENT, WITH  
RESIDENTS PARKING.**

Ideally situated close to Sutton High Street, this well presented ground floor retirement apartment is conveniently located for shops, restaurants, and excellent transport links from Sutton Green.





## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entry Phone System
- Communal Hallway
- Entrance Hall
- Living/Dining Room - 13'8" x 13'6" max (4.17m x 4.11m)
- Kitchen - 11'6" x 7'2" (3.51m x 2.18m)
- Bedroom 1 - 13'5" x 9'5" max (4.09m x 2.86m)
- Shower Room - 7'4" x 5'8" (2.24m x 1.72m)
- Residents Parking
- No Onward Chain
- Council Tax Band - B

### THE PROPERTY

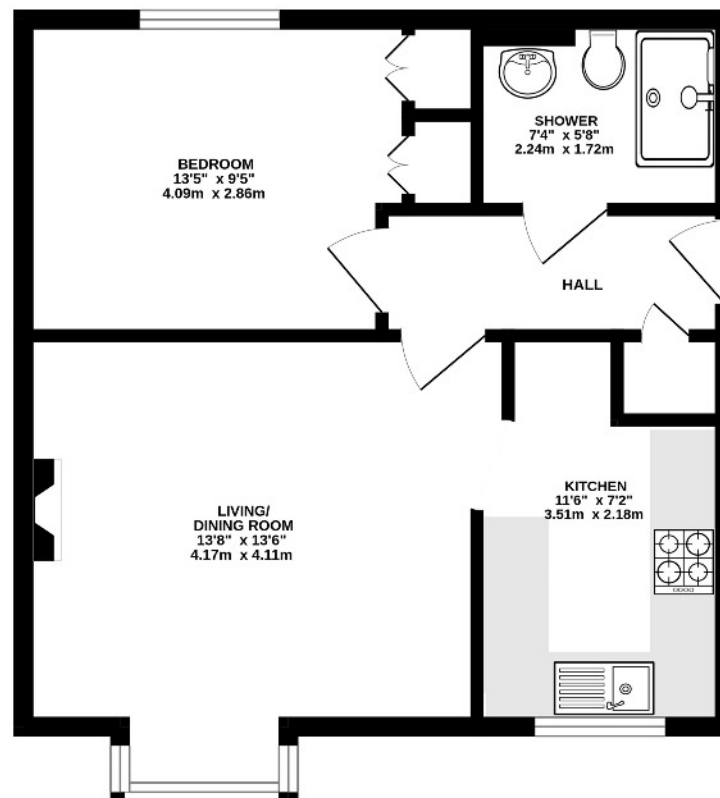
The property is offered with no ongoing chain, and has recently been redecorated and re-carpeted. The flat also benefits from an entry phone system, electric heating, and double glazing.

The accommodation briefly comprises; Hallway, rear aspect living/dining room with a bay window and decorative fireplace, a double bedroom with fitted wardrobes, a shower room, and a fitted kitchen with some integrated appliances.

Externally the property has well maintained communal gardens, and parking on first come first serve basis.

\*Please note - The property has a lease of 62 years and is therefore only available to cash buyers.\*





GROUND FLOOR FLAT

**Oakhill Road, Sutton**

INTERNAL FLOOR AREA (APPROX.) 460 sq ft/ 42.7 sq m

**Winkworth**

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

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## Banstead office

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