



2 Master Close Oxted, RH8 9NA

Leasehold

A ground floor flat now in need of modernisation within a popular private close enjoying an attractive outlook over Master Park. The property has the benefit of a garage and is being sold with no onward chain.

Guide Price £300,000

2 Master Close

, Oxted, RH8 9NA



- 2 Bedrooms
- Kitchen
- Views over Master Park
- Shower Room
- Communal Gardens
- Lounge/Dining Room
- Ground Floor

Situation

Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Direction

From our office proceed down Station Road West and turn right at the roundabout. Master Close will be found a short distance along on the right hand side.

To Be Sold

A ground floor flat now in need of modernisation, benefiting from double glazed windows and electric heating and garage in block close by. The property enjoys an attractive outlook over Master Park.

Communal Front Door

Front Door

Leading to.

Hallway

Double glazed window overlooking Master Close

gardens, high level cupboard housing electric meter and fuse board, low level shelved cupboard, parquet flooring, electric radiator.

Kitchen

Double glazed window overlooking Master Close gardens, dated units comprising base units with matching wall units, integrated oven and hob, space for upright fridge/freezer, laminate work surfaces, hatch to dining area, stainless steel sink and drainer with mixer tap, large shelved cupboard with plumbing available for washing machine.

Lounge/Dining Room

Large front aspect double glazed window overlooking Master Park, parquet flooring, electric radiator, hatch to kitchen, door to.

Inner Lobby

Full height shelved cupboard, airing cupboard housing hot water cylinder, doors to.

Bedroom

Front aspect double glazed window overlooking Master Park, electric radiator, parquet flooring.

Bedroom

Rear aspect double glazed window with outlook over Master Close gardens, electric radiator, built-in wardrobe cupboard, parquet flooring.

Shower Room

Rear aspect double glazed frosted window, dated white suite of low suite w.c, pedestal wash hand basin, large walk-in shower with wall mounted Triton electric shower, heated towel rail, part tiled walls and tiled floor.

Outside

Use of communal gardens with lawns, flower borders etc. Garage (no.3) en block closeby.

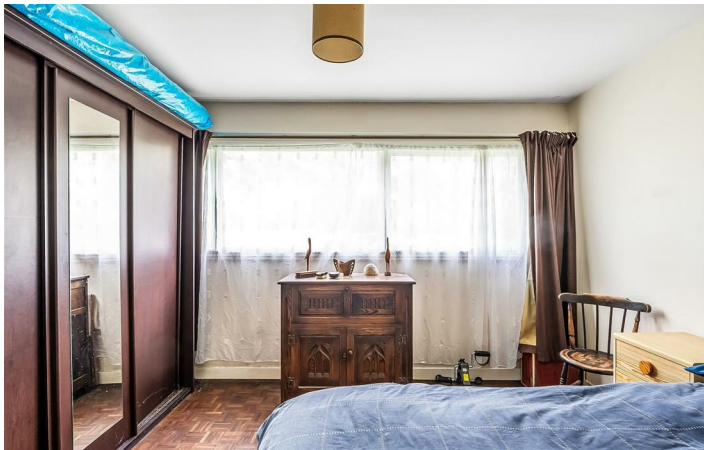
Notes

Maintenance Charge £1,660 Per Annum.
Transfer Fee of £500 due upon completion.

Tandridge District Council Tax Band C



Directions



Floor Plan

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1240842)
 www.bagshawandhardy.com © 2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Station Road West, Oxted, Surrey, RH8 9EG
 Tel: 01883 712261 Email: admin@payneandco.com <https://www.payneandco.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	