

Payne & Co.



13 The Square

Tatsfield TN16 2AS

Leasehold

£289,950



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Situation

Tatsfield is a lovely village and has a good balance with many activities and clubs and is well-connected to Biggin Hill in Kent, or Oxted, Warlingham and beyond into Surrey. There is a bus route serving the village to Bromley / New Addington. Oxted Rail is a ten-minute drive with parking, serving London Bridge and London Victoria rail stations. There is a Post Office, convenience store located centrally to the village. Tatsfield Primary School, Little Acorns Pre-School and Monkey Puzzle Nursery School are all in the village and buses serve secondary schools into Kent and Surrey.

Location/Directions

For St Nav use TN16 2AS

From Clarks Lane from the direction of Westerham turn right into Station Approach, follow this road and you will pass the village green and pond on your left hand side, take the next left into Paynesfield Road. Continue down and take the next right hand turn into The Square, bear left and the property will be found on your right hand side.

To Be Sold

NO ONWARD CHAIN - A deceptively spacious first floor flat offering well proportioned accommodation enjoying a pleasant outlook over an area green and is within walking distance of the Village.

Entrance Hall

Laminate wood flooring, built-in storage cupboard.

Living Room

Laminate wood flooring, window overlooking the Green to the front, fireplace (for display purposes only), low level storage cupboard with shelves above.

Kitchen

Modern units comprising single bowl single drainer stainless steel sink unit, base drawers and cupboards, matching wall mounted cupboards, integrated stainless steel oven, four ring gas hob, Ideal gas fired central heating boiler, built-in cupboard, space for upright fridge freezer.

Bedroom One

Laminate wood flooring, rear aspect window.

Bedroom Two

Laminate wood flooring, outlook over Green.

Bathroom

Modern white suite of enclosed bath with shower above, pedestal wash hand basin, low suite w.c, chrome heated ladder towel rail, fully tiled walls.

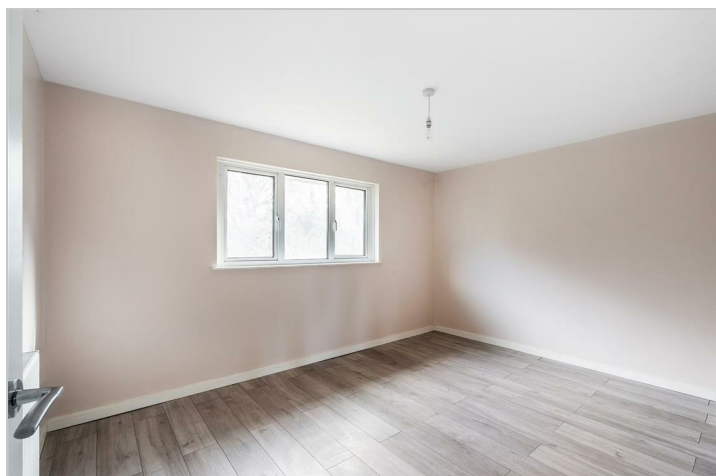
Outside

Brick built garden store and area of private garden.

Notes

Lease Details - 130 years from 1 October 1980
Service Charge including Ground Rent (March 2025) £299,63
Insurance - £263.27
Total: 562,90 per year (2025)

Tandridge District Council Tax Band C



Road Map



Hybrid Map



Terrain Map



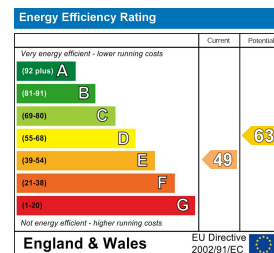
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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