

Payne & Co.



2 Mayne House

Oxted, RH8 9HZ

An extremely well presented one bedroom ground floor apartment in central Oxted and adjacent to Master Park which is available early February.

£1,200 Per Calendar Month

2 Mayne House

2 East Hill Road, Oxted, RH8 9HZ



- Bedroom
- Shower Room
- Allocated Parking Space
- Reception Room
- Gas Central Heating
- Visitor Parking Space
- Kitchen
- Double Glazing

Situation

Mayne House is located in central Oxted and within striking distance of all amenities. Oxted town centre offers a wide range of shopping facilities together with swimming 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. A wide variety of sporting and recreational facilities are available within the district including the renowned Tandridge Golf Club. For the M25, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. Mayne House is immediately on your right hand side.

To Be Let

A ground floor apartment in central Oxted and adjacent to Master Park, available early February.

Private Front Door

Leading to;

Entrance Hallway

Twin aspect double glazed sash windows, radiator, ceiling spotlights, laminate flooring, airing cupboard (slatted shelves and Megaflow), doors to;

Bedroom

Front aspect double glazed sash window, radiator, fitted wardrobes (shelf and hanging rail), wall mounted thermostat.

Shower Room

Ceiling spotlights, extractor, three piece white sanitary suite (comprising wash hand basin with mixer tap and storage below, close coupled w.c with dual flush

and hidden cistern, large shower enclosure with integrated Aqualisa controls), part tiled walls, ceramic tiled flooring, heated towel rail.

Lounge/Dining Room

Front aspect double glazed sash window, radiator, sliding doors to;

Kitchen

Range of eye and base level units, work surfaces with inset 1½ bowl sink with drainer and mixer tap, AEG wipe clean hob with AEG twin ovens below and extractor over, integrated appliances of fridge, freezer, washing machine, slimline dishwasher and microwave, ceiling spotlights.

Outside

Allocated parking space together with visitor parking.



Directions



Floor Plan



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. (ID560618)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		