

Payne & Co.



4 Barnetts Shaw

Leasehold

Oxted RH8 ONT

£230,000



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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

From our office proceed up Station Road West bearing left at the railway station until reaching the 'T' junction. Turn right under the railway bridge and take the first turning left into Chichele Road. Proceed up Chichele Road take the first turning on the right into Silkham Road, you will then pass Woodland Court, Field Court and Downs Way and the next turning on your left is Barnetts Shaw. The property will then be found almost immediately on your right.

To Be Sold

A first floor flat offering surprisingly spacious accommodation, now requiring general modernisation within walking distance of Oxted town centre. The property is offered to the market with NO ONWARD CHAIN

Entrance Hall

Laminate flooring, two built in storage cupboards.

Living Room

Laminate flooring.

Kitchen

Modern range of fitted units comprising sunken ceramic bowl with mixer tap, base drawers and cupboards, wall mounted cupboards, range of worktops, inset four ring stainless steel gas hob with cooker hood above, integrated oven, space for fridge freezer, space and plumbing for washing machine, wall mounted gas fired central heating boiler, tiled flooring.

Bedroom One

Two built in wardrobe cupboards, laminate flooring.

Inner Hallway

Laminate flooring, two linen cupboards.

Bedroom Two

Laminate flooring.

Bathroom

White suite of enclosed bath with mixer tap and hand shower attachment with shower above, vanity unit, heated chrome towel rail.

Separate W.C.

Low suite w.c.

Communal Garden

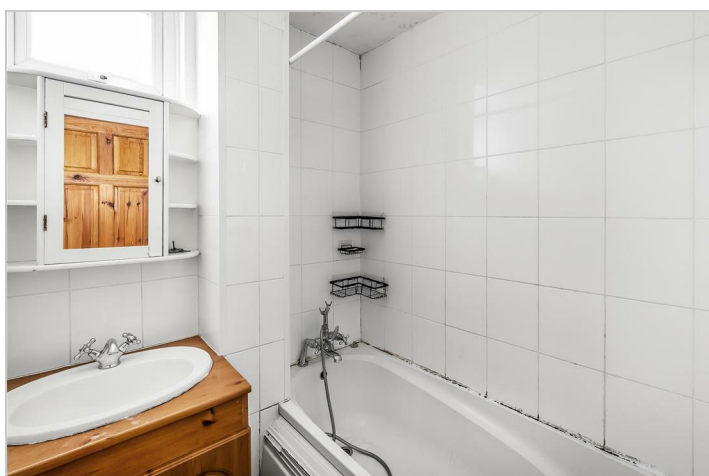
Laid to lawn, brick built garden shed.

Notes

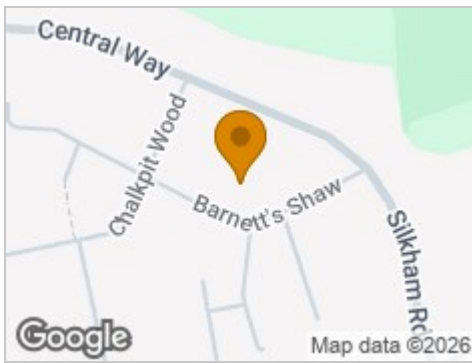
Lease - balance of 130 years from 1st October 1980

Service charge for the property is approximately £866.10 per annum (last year)

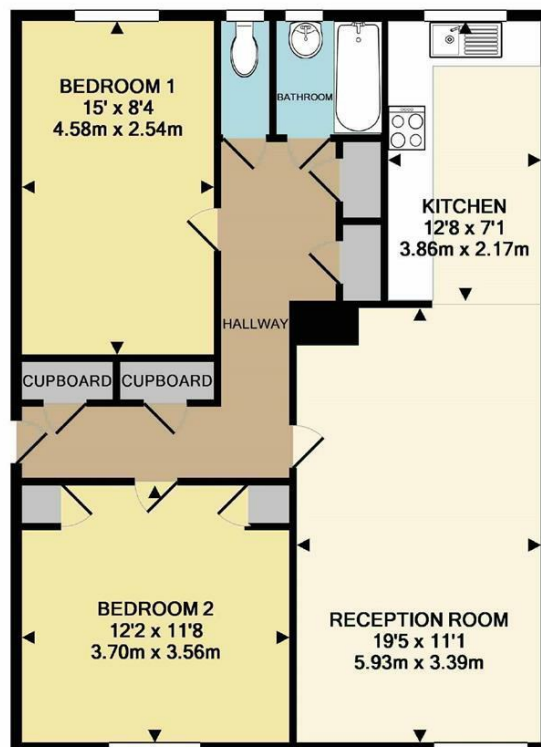
Ground rent £10PA



Road Map



Floor Plan



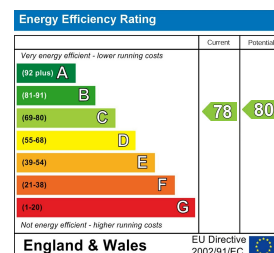
TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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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



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.