

# Payne & Co.



## Apartment 7 Oakhill Lodge

22 Church Lane Oxted RH8 9LB

Share of  
Freehold

£430,000



# Apartment 7 Oakhill Lodge

22 Church Lane Oxted RH8 9LB

£430,000



## **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/Directions**

From our office proceed down Station Road West to the roundabout and go straight across into Church Lane. Oakhill Lodge will be found after a short distance on your left hand side, just before the right hand turning into Wheeler Avenue.

## **To Be Sold**

Available with no onward chain is this extremely well presented first floor apartment within comfortable walking distance of the mainline station and shops. The property enjoys a most attractive communal garden, secure underground parking, a useful lockable storage cupboard, visitor parking and security entryphone. There is a lift present which serves each floor including the car park. The accommodation briefly comprises;

## **'L' Shaped Entrance Hall**

Wall mounted video entrance phone system, built-in airing cupboard housing hot water tank, built-in storage cupboard.

## **Large Living Room**

Window over looking communal rear garden.

## **Kitchen/Breakfast Room**

Shaker style units comprising one and a half bowl single drainer stainless steel sink unit, base drawers and cupboards, matching wall mounted cupboards and glazed display unit, integrated appliances including dishwasher, washing machine, stainless steel electric oven and microwave oven above, cooker hood, four ring gas hob and integrated fridge freezer.

## **Bedroom One**

Extensive range of fitted wardrobe cupboards, window overlooking communal rear garden.

## **En-Suite Bathroom**

Walk-in bath, low suite w.c, pedestal wash basin, chrome heated ladder towel rail.

## **Bedroom Two**

Outlook over communal garden, built-in wardrobe cupboard.

## **En-Suite Shower Room**

Corner shower cubical, low suite w.c, pedestal wash basin, chrome heated ladder towel rail.

Tel: 01883 712261

## Outside

Visitors parking to the front of the property and a driveway leading to underground secure parking area providing allocated parking for two vehicles. To the rear of the property there is a communal garden with large full width paved patio, brick retaining wall leading to expanse of lawn with mature trees and shrubs.

## Tandridge District Council Tax Band E

## Notes

Maintenance Charge 1 December 2024 to 30 November 2025 - £333.79PCM



## Road Map



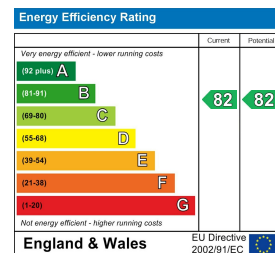
## Floor Plan



## 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



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.