Payne&Co.

11 Beatrice Lodge

Freehold

Beatrice Road Oxted RH8 0QH

£200,000

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Situation

Beatrice Lodge boasts one of the best locations in Oxted, ideally placed within walking distance of Waitrose and Sainsbury supermarkets, local churches, library, cinema, leisure centre, bus-stops, and mainline railway station with frequent services to East Croydon and London.

Location

From Oxted Station entrance on Station Road East turn left and then take the first turning right onto Beatrice Road where the property will be found on the left hand side.

Apartment 11, is situation on the first floor, to the right hand side of the lift and left of the stairwell.

To Be Sold

Located in this popular assisted retirement development, conveniently positioned for the town centre requiring some re-decoration and benefiting from a separate kitchen.

Entrance Hall

Benefiting from a large storage cupboard with shelving with doors leading to:

Living Room

A spacious living room benefitting from a dual aspect to the front and side, creating a light and airy feel. The room features an attractive fireplace with wooden surround and stone hearth, creating a focal point, and offers direct access through to the separate kitchen.

Kitchen

Fitted with a range of wall and base units incorporating a single sink with drainer, the kitchen also features a built-in single oven with electric hob. There is space for under-counter fridge and freezer appliances, complemented by laminate flooring and outlook to the front aspect.

Bedroom

Double Bedroom with fitted wardrobes and side aspect.

Shower Room

Fully tiled and well-appointed, the shower room comprises a walk-in shower fitted with a seat and hand rail, hand wash basin, low level W/C, and a heated towel rail.

Outside

To the rear of the property is an attractive and secluded garden with paved patio and plenty of seating, a further small patio approached by several steps, raised area of lawn with flower and shrub borders.
To the front there are limited carparking spaces for residents.

Maintenance Charge

This is approximately £3,300 per annum including water rates and building insurance,

Tel: 01883 712261

payable half yearly (£1,650)
Please be aware that there is a "transfer fee" payable upon completion to be made payable to Beatrice Lodge Ltd of 1.5% of the the sale price.

Genral Facililites

Two house managers responsible for the general management and day-to-day running of Beatrice Lodge.
Sheltered security - each flat is fitted with an alarm call service when the house managers are absent.
Residents' Lounge - a large comfortable room with adjacent kitchen. Morning coffee and afternoon tea available for residents on weekdays supervised by the house managers.
Laundry room - located on the first floor with washing machines, tumble dryers and ironing facilities; the use of these appliances is included in the service charge.
Guest Suite - located on the ground floor and available for residents' guests at a a nominal charge for short term visits.
Communal garden - paved sun terrace with seating area, lawn and well stocked flower borders.

The residents of Beatrice Lodge do not pay ground rent. Each resident owns a share of the freehold company, Beatrice Lodge Limited - further details available from the managing agent, Payne & Co Limited.
Prospective purchasers are advised that Beatrice Lodge is not a care home and will be required to satisfy the directors at interview before purchase that they are capable of independent living.

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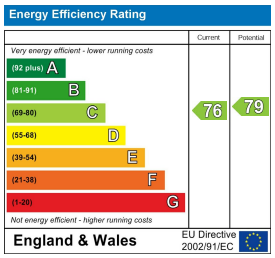
Road Map

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



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