



## 33 Beatrice Lodge

Beatrice Road Oxted RH8 0QH

Share of Freehold

£225,000



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## Situation

In a most convenient location within walking distance of Oxted town centre, Waitrose and Sainsbury's supermarkets, local churches, library, cinema and mainline railway station with frequent service to East Croydon and London. Access to the M25 is at Godstone (junction 6) offering motorway access to both Gatwick and Heathrow airports and the Channel Tunnel terminal.

## Location Directions

From our office proceed up Station Road West bearing left at Oxted railway station. At the T junction turn right into Bluehouse Lane. Follow the road round to the mini roundabout and turn right into Station Road East. Beatrice Road is the first turning on the left and Beatrice Lodge will be found after a short distance on the left hand side.

## To Be Sold

A first floor south facing apartment within a popular assisted development benefits including double glazed windows, gas central heating, and is available with no onward chain. The property has just been subject to refurbishment including a newly fitted shower room, redecoration and new carpets throughout. The accommodation briefly comprises;

## Entrance Hall

Built-in storage cupboard, entry phone system.

## Living Room

Adams style fireplace, picture window to the front.

Kitchen Area - base drawers and cupboards, wall mounted cupboards, worktops, freestanding cooker and fridge freezer.

## Double Bedroom

Built-in wardrobe cupboard, fitted cupboard housing gas fired central heating boiler.

## Shower Room

Newly fitted with large walk-in shower cubicle, vanity unit, low suite w.c.

## Notes

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.

## Maintenance

This is approximately £3300 per annum including water rates and building insurance.

## General Facilities

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.

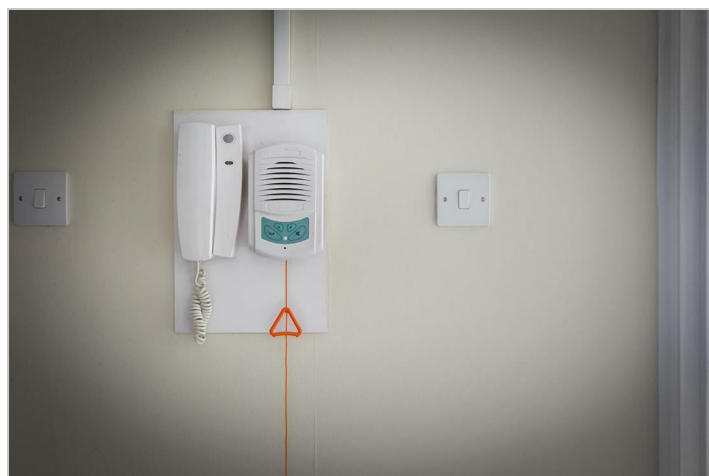
Laundry room - located on the first floor with washing machines, tumble dryers and ironing facilities; the use of these appliances is included in the service charge.

Guest Suite - located on the ground floor and available for residents' guests at a nominal charge for short term visits.

Communal garden - paved sun terrace with seating area, lawn and well stocked flower borders.

Communal parking generally available.

### **Tandridge District Council Tax Band C**



## Road Map



## Hybrid Map



## Terrain Map



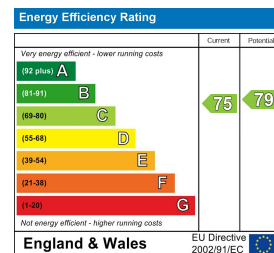
## Floor Plan



## 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



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.