

Payne & Co.



7 The Hoskins

Share of Freehold

Station Road West Oxted RH8 9EB

£490,000



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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/Directions

From our office proceed down Station Road West and The Hoskins will be found just off the mini roundabout opposite Master Park.

To Be Sold

A rarely available town centre luxury apartment with LIFT and benefiting from two allocated parking spaces. Second floor. NO CHAIN.

Communal Front Door

Lift and stairs to second floor.

Front Door

Leading to;

Hallway

Ceiling spotlights, radiator, double doors to airing cupboard (hot water tank, slatted shelf, fuse board), doors to;

Family Bathroom

Ceiling spotlights, three piece white sanitary suite (comprising bath with mixer tap and integrated Aqualisa shower over, wash hand basin with mixer tap, close coupled w.c with hidden cistern, heated towel rail, part tiled walls, extractor fan, vinyl flooring.

Kitchen

Front aspect double glazed window, eye and base level units, work surfaces, inset 1½ bowl sink, drainer and mixer tap, inset Bosch 4 ring gas hob with extractor over, integrated appliances of Bosch twin ovens, fridge and freezer, washing machine and slimline dishwasher, radiator, ceiling spotlights, wall mounted Vaillant boiler (within cupboard).

Bedroom

Front aspect bay double glazed window, radiator, range of fitted storage units including wardrobes, drawers and dressing table.

En-Suite Shower Room

Four piece white sanitary suite (comprising bidet, wash hand basin with mixer tap, close coupled w.c with hidden cistern, bath with mixer tap and integrated Aqualisa shower over), ceiling spotlights, heated towel rail, extractor, vinyl flooring.

Bedroom Two

Front aspect double glazed bay window, radiator, fitted wardrobes.

Tel: 01883 712261

Lounge/Diner

Front aspect double glazed bay windows, radiator.

Outside

There are two allocated parking spaces and a lockable cupboard within a nearby storeroom. There is a small courtyard garden with seating for the use of residents.

Lease Details

Lease term is 999 years from March 1998

Service charge is paid £100 a month.

Share of freehold.



Road Map



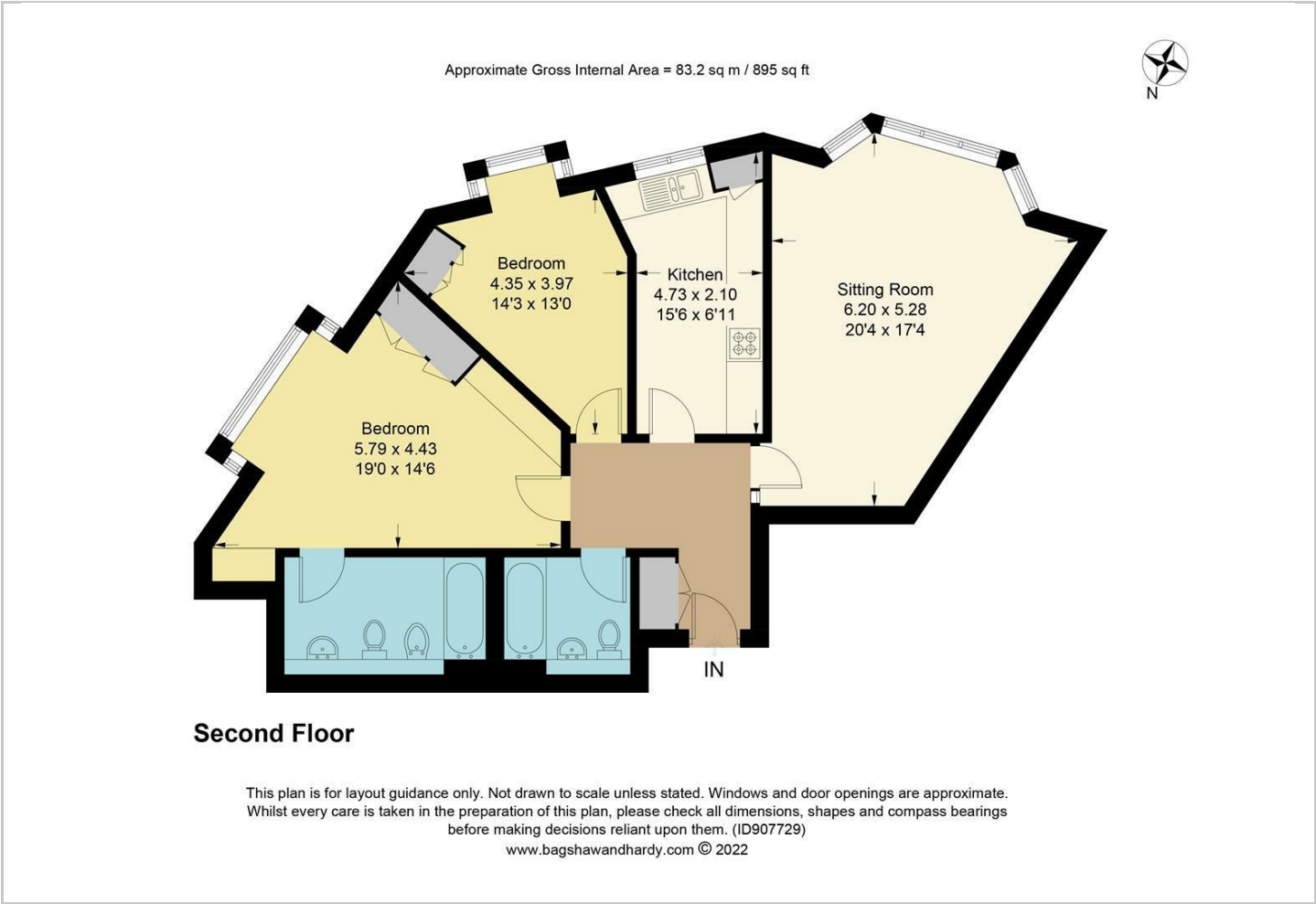
Hybrid Map



Terrain Map



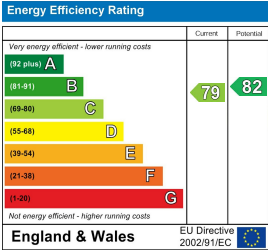
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.