

Payne & Co.



Station Road West

Oxted RH8 9EB

Share of Freehold

£460,000



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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 first floor apartment within the renowned development of The Hoskins enjoying fantastic views over Master Park, with the added benefit of two allocated parking spaces. NO ONWARD CHAIN.

Ground Floor

Staircase or lift to first floor.

Entrance Hall

Built-in airing cupboard housing hot water cylinder, wall mounted video entry phone.

Living Room

Attractive views over Master Park.

Kitchen

Recently modernised, an extensive range of units comprising one and a half bowl single drainer sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards, integrated washer/dryer, integrated slimline dishwasher, Neff double oven, integrated fridge/freezer, 4 ring electric hob with cooker hood above, attractive outlook over Master Park.

Principal Bedroom

Full width range of fitted wardrobe cupboards with matching dressing table, views over Master Park and the North Downs.

En-Suite Shower Room

Large shower cubicle, bathroom furniture including low level cupboards, and low suite w.c, fully tiled walls, heated towel rail.

Bedroom Two

Partial views of the North Downs, range of wardrobe cupboards and fold bed unit and matching dressing table.

Family Bathroom

White suite of enclosed bath and shower above, heated towel rail, vanity unit, fully tiled.

Outside

There are two allocated parking spaces and a

Tel: 01883 712261

lockable cupboard within a nearby storeroom.
There is a small courtyard garden with seating
for the use of residents.

Notes

Lease term is 999 years from March 1998

Service charge - £200 per month.

Share of freehold.

Tandridge District Council Tax Band F



Road Map



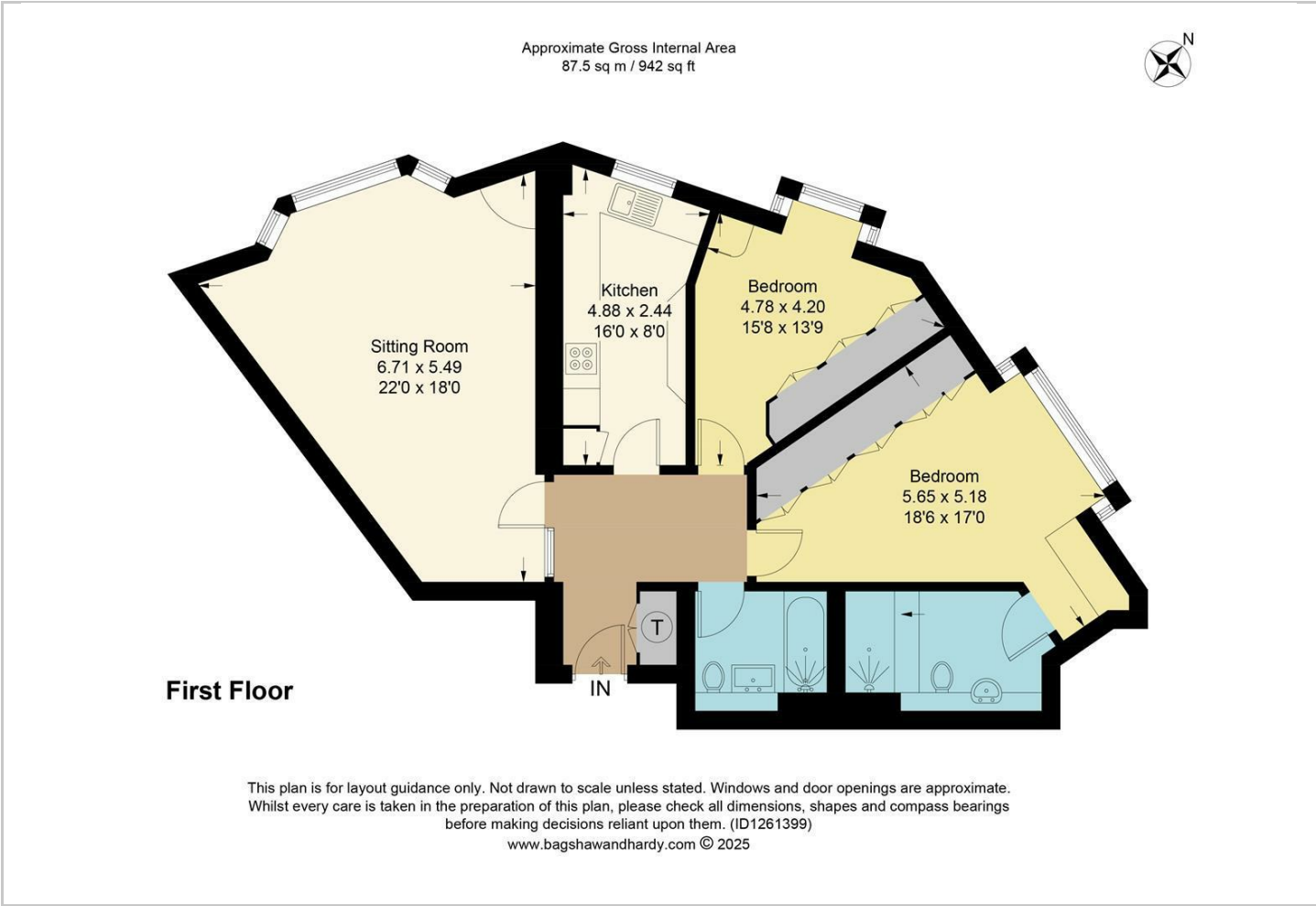
Hybrid Map



Terrain Map



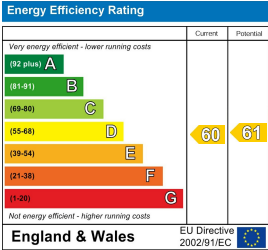
Floor Plan



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.