

# Payne & Co.



## 29 Beatrice Lodge, Beatrice Road

Oxted RH8 0QH

Share of  
Freehold

£225,000



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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/Directions

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.

## To Be Sold

Located in this popular assisted retirement development, conveniently positioned for the town centre is this lovely apartment boasting a beautifully equipped modern kitchen, shower room and fitted range of modern wardrobes to the bedroom.

## Communal Entrance Hall

Stairs and lift to each floor.

## Front Door to Inner Hallway

Deep built-in useful storage cupboard partly shelved with plumbing for washing machine, integrated call and door entry system and emergency pull cord. Doors to;

## Lounge/Kitchen

Beautifully decorated lounge area with rear

aspect double glazed window with roman blind and space for dining room table and chairs.

The well equipped kitchen with a side aspect double glazed window comprises granite work surface with under hung sink and mixer tap, base drawers and cupboards, matching wall cupboards, 2 ring electric hob with extractor over, built-in Neff single oven and microwave oven, integrated slimline dishwasher and fridge/freezer, integrated shelving and wine rack, roman blinds matching lounge.

## Bedroom

Extensive range of fitted wardrobe cupboards, roman blind to window.

## Shower Room

Beautifully appointed shower room, with low suite w.c, wall hung basin with mixer tap and towel rail, walk-in shower with integrated shower controls, ceiling drencher and handrail, chrome ladder towel rail, mirror wall cabinet, emergency pull cord.

## 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.

### **Maintenance Charge**

This is approximately £2,900 per annum including water rates and building insurance. 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.

### **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 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.

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



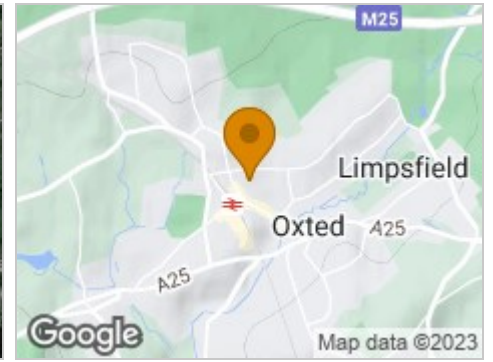
## Road Map



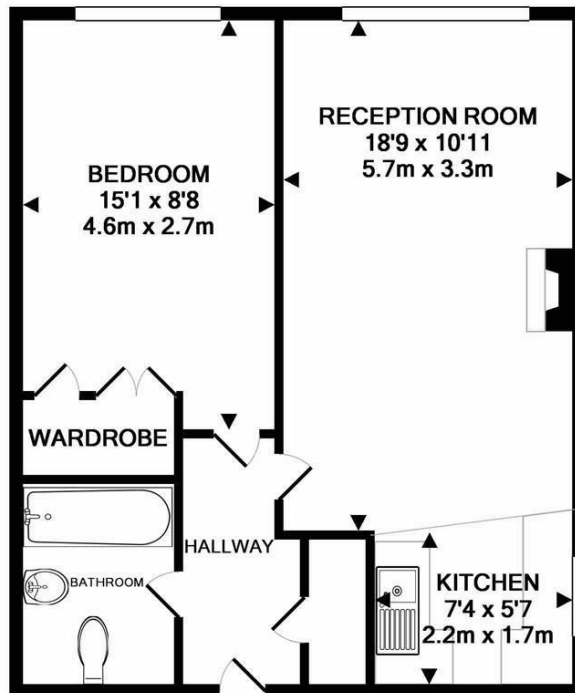
## Hybrid Map



## Terrain Map



## Floor Plan



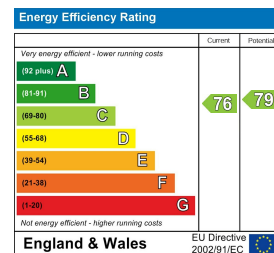
TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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## 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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