Payne&Co.

12 West Hill Place

West Hill Oxted RH8 9BU

Leasehold - Share of

Asking Price £430,000

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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

Approaching Oxted from the Godstone direction, stay on the A25 and after passing the Esso petrol filling station the road begins to rise and the property will be seen on the left hand side at the top of the hill as the road levels off.

To Be Sold

A deceptively spacious and very well presented ground floor apartment benefitting from a large private terrace and stunning views of the North Downs, underground secure parking and extensive gardens and grounds. This home is located within walking distance to the town centre including mainline station.

Entrance Hall

Underfloor heating throughout the accommodation, intercom and doors to;

Utility Room

Ceramic tiled flooring, heating system/boiler, space and plumbing for washing machine, high level shelf.

Bedroom One

Double bedroom enjoying views over the front of the property, featuring fitted shutters and direct access to the en-suite shower room.

En-Suite Shower Room

Three piece white sanitary suite, comprising walk-in shower enclosure with integrated controls and over sized drencher, low level W/C, and wash hand basin.

Bedroom Two

Well-proportioned front-aspect double bedroom with fitted shutters.

Bathroom

Fully tiled family bathroom comprising a bath with handheld shower attachment, low-level W/C, and wash hand basin

Living/Dining Room

Bright and spacious reception room enjoying a rear aspect with stunning and far-reaching views towards the North Downs. French doors open onto a large private terrace, creating an ideal space for outdoor entertaining, while a wide archway leads through to:

Kitchen

fully fitted with a range of wall and base units complemented by black granite work surfaces incorporating a sink with mixer tap and drainer. Integrated appliances include a Bosch four-ring ceramic hob with extractor hood over, oven, microwave, and freezer, with additional space for a fridge and dishwasher.

Outside

There is a good size terrace with attractive views of the North Downs. The apartment also has the full use of the extensive communal gardens and the property has an allocated parking space and a good size lockable storage cupboard for the sole use of the apartment owner.

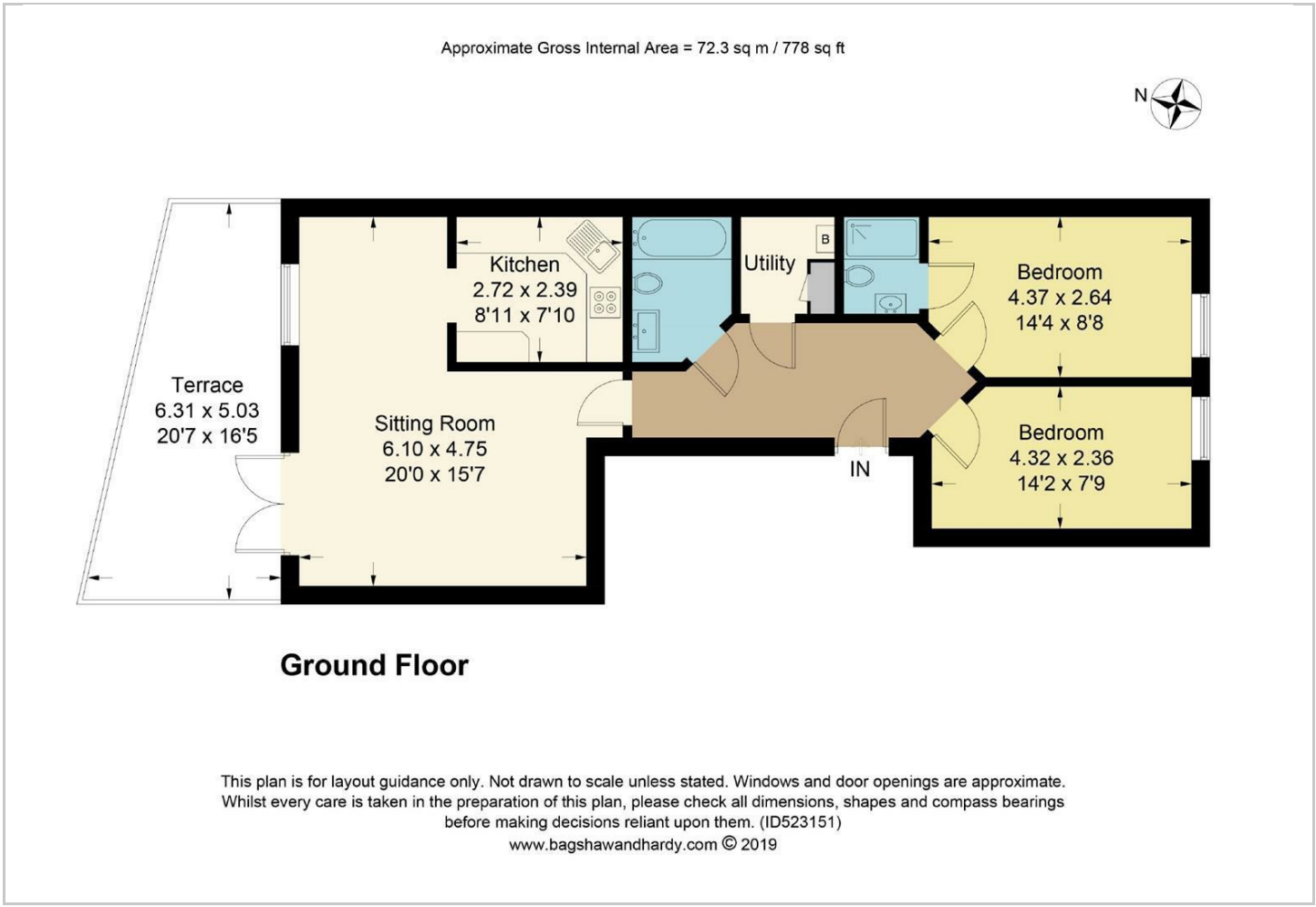
Notes

The property is to be sold with a lease about to be extended to 999 years and share of freehold. Service Charge - £3000 per annum - Paid in two instalments which covers building insurance, sinking fund reserve, maintenance of the gardens/grounds/car parking area and electricity for the communal area.

Tandridge Council Tax F

Road Map

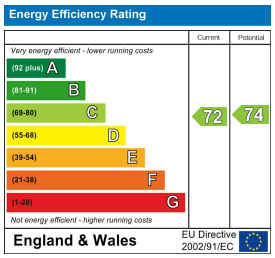
Floor Plan



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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