

# Payne & Co.



## 1 Beatrice Lodge Oxtd, RH8 0QH

Share of  
- - -

Available with NO ONWARD CHAIN is this GROUND FLOOR apartment, benefitting from a separate kitchen, within a popular assisted retirement development conveniently positioned for the town centre, shops and all amenities. EER 74

**£215,000**

# 1 Beatrice Lodge

Beatrice Road, Oxted, RH8 0QH



- Double Bedroom
- Shower Room
- Communal Facilities
- Close to Shops and Station
- Sitting Room
- Gas Central Heating
- Lift/Staircase to Each Floor
- Separate Kitchen
- Double Glazing
- Communal Garden/Patio Area

## Situation

In a most convenient location within walking distance of Oxted town centre. Waitrose and Sainsbury supermarkets, local churches, library, cinema 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

A ground floor apartment within a popular assisted development, and conveniently positioned for the town centre and shops and benefits from a separate kitchen, double glazed windows and gas central heating.

## 'L' Shaped Entrance Hall

Laminate wood flooring, large built-in storage cupboard, entry phone system.

## Living Room

Two front aspect windows, laminate wood flooring, Adam style fireplace.

## Separate Kitchen

Recently fitted comprising one and a half bowl single drainer sink unit, base drawers and cupboards, wall mounted cupboards, inset two ring

electric hob, stainless steel integrated oven and microwave above, upright fridge freezer, front aspect window.

## Double Bedroom

Side aspect double glazed window, range of fitted wardrobe cupboards and one housing gas fired central heating boiler.

## Shower Room

Full width shower cubicle, pedestal wash basin, low suite w.c, laminate wood flooring, tiled walls.

## Note

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. 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.

## Maintenance

This is approximately £3,100 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.

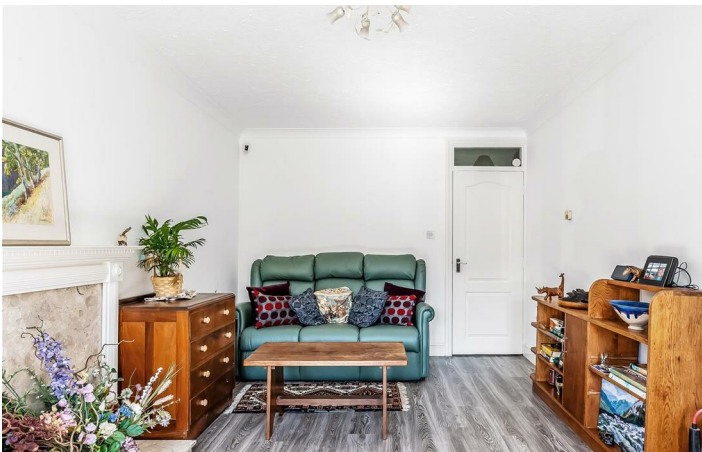
Guest Suite - located on the ground floor and available for residents' guests at a nominal charge for short term visits.

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

Communal parking generally available.



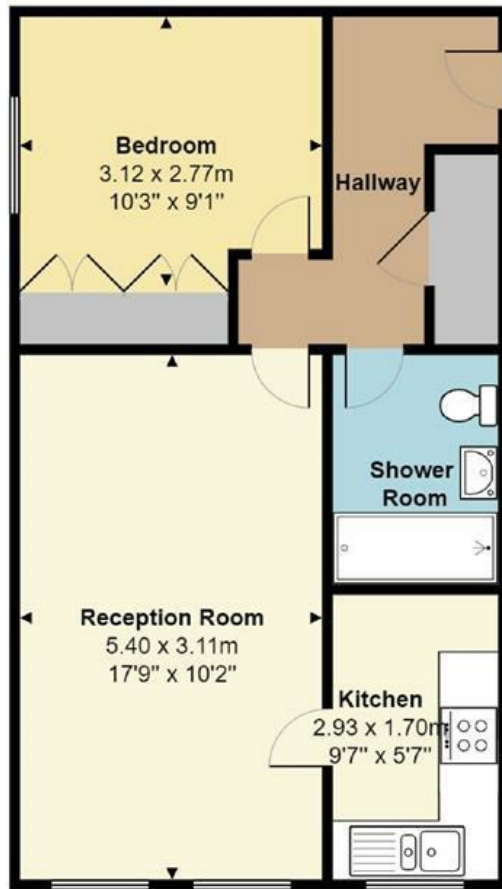
## Directions



# Floor Plan

## Beatrice Lodge, Oxted, RH8

Total Floor Area: 43.7 m<sup>2</sup> ... 470 ft<sup>2</sup>



Measurements are approximate,  
not to scale and for illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	