

# Payne&Co.

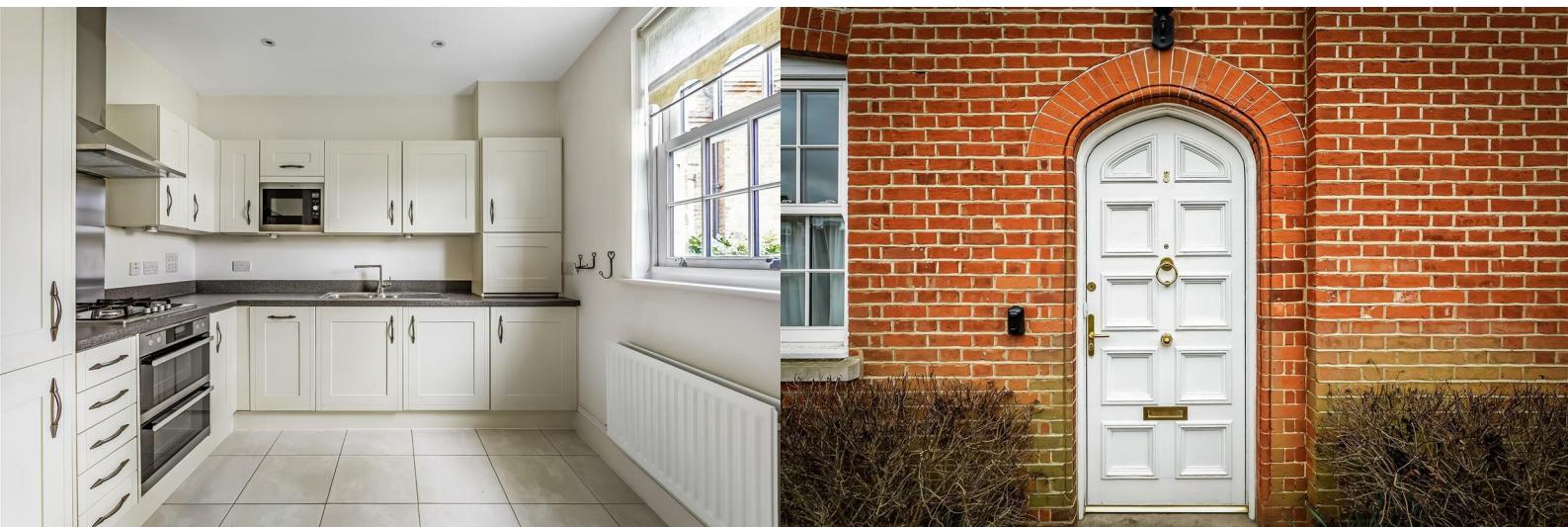


**3 Mayne House East Hill Road**

Oxted RH8 9HZ

**£399,950**

**Share of Freehold**



# 3 Mayne House East Hill Road

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## Situation

Mayne House is located in central Oxted and within striking distance of all amenities. Oxted town centre offers a wide range of shopping facilities together with swimming 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. A wide variety of sporting and recreational facilities are available within the district including the renowned Tandridge Golf Club. For the M25, 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 to the roundabout and turn left into East Hill Road. Mayne House is immediately on your right hand side.

## To Be Sold

NO CHAIN Occupying a sought after position in central Oxted, this rarely available and well presented GROUND floor apartment resulted from the stylish redevelopment of the town's former police station around ten years ago. The property boasts many desirable features including brand new carpets, well appointed kitchen, bathroom with bath and separate

shower, an allocated parking space and a share of the freehold. The property also enjoys views of Master Park together with the North Downs beyond, forming that perfect backdrop.

## Front Door

Leading to;

## Hallway

Wood effect flooring, radiator, ceiling spotlights, airing cupboard (slatted shelves and hot water tank (Megaflow)), doors to;

## Bedroom

Twin aspect double glazed windows, radiator, wardrobe storage.

## Bedroom

Side aspect double glazed window, radiator.

## Bathroom

Side aspect double glazed frosted window, 4 piece white sanitary suite (comprising bath with mixer tap, shower enclosure with integrated Aqualisa controls, wash hand basin with mixer tap and storage below, close coupled w.c with hidden cistern and button flush), ceramic tiled flooring, heated towel rail, ceiling spotlights, extractor fan, part tiled walls.

## Sitting Room

Front aspect double glazed window, two radiators, door to;

## **Kitchen/Diner**

Side aspect double glazed window, range of eye and base level units, dark grey granite effect work surfaces, integrated appliances of fridge, freezer, dishwasher, washing machine and microwave, inset four ring gas hob with extractor over and twin ovens below, inset stainless steel one and a half bowl sink with drainer and mixer tap, wall mounted Glow-worm boiler (in cupboard), ceramic tiled flooring, radiator, ceiling spotlights.

## **Outside**

Allocated parking space, communal gardens.

## **Notes**

Maintenance charge - £1,557.00 the first 6 months of 2023. As advised by the seller. (2022 was £1625.92 for the year) The increase is to build up a reserve for external redecoration works, the projected cost of which is £38k to be collected 2023-2025, ready for 2026. The seller is mindful that the service charges for 2024 and

2024 are higher than normal for the reason given above and would be open to a sensible offer to offset this.

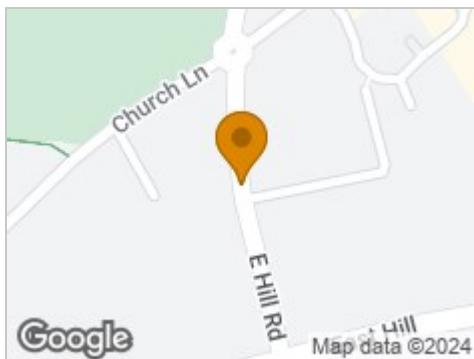
Lease details - 999 years from 1st August 2012. The property is being sold with a Share of the Freehold, As advised by the seller.

Ground Rent - A peppercorn rent, which to date has not been demanded. As advised by the managing agent.

## **Tandridge District Council Tax Band E**



## Road Map



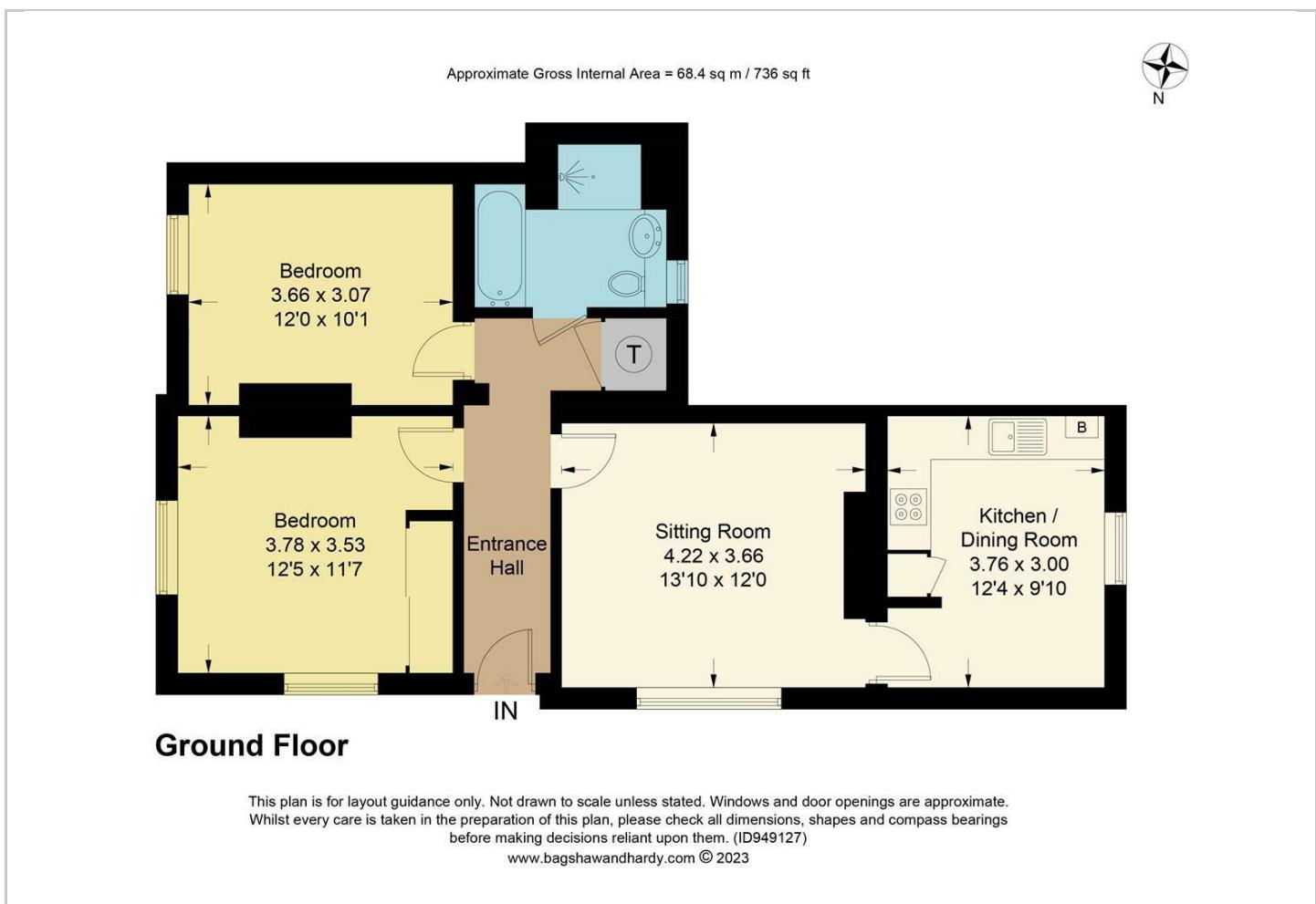
## Hybrid Map



## Terrain Map



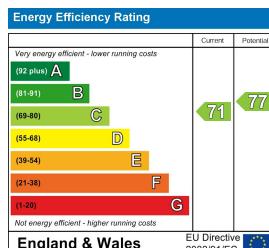
## Floor Plan



## 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.