

# Payne & Co.



**21 Beatrice Lodge Beatrice Road**

**Share of Freehold**

**Oxted RH8 0QH**

**£235,000**



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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 recently modernised throughout and boasting a beautifully equipped modern kitchen and bathroom with walk in shower.

## **Communal Entrance Hall**

Stairs and lift to each floor.

## **Front Door to Inner Hallway**

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

## **Lounge/Kitchen**

Beautifully decorated lounge area with south facing double glazed window and space for dining

room table and chairs, tall corner cupboard housing Glow-worm central heating boiler.

The well-equipped kitchen comprises ample work surfaces, multiple double sockets, one and half bowl sink, drainer and mixer tap, base cupboards, rotunda, draw unit with matching wall cupboards and glass fronted cupboards. High end appliances consisting of a 4-ring induction hob (Zanussi) with extractor over vented to outside over (AEG), built-in single oven (Neff) with slide and hide door, integrated slimline dishwasher (Bosch) and integrated fridge with freezer compartment, ceiling spotlights.

## **Bedroom**

South facing double glazed window, fitted wardrobe with hanging space and part shelved.

## **Shower Room**

Accessed via convenient bi-fold door allowing more accessibility, well appointed with integrated cupboards and work surfaces, high rise w.c with concealed cistern, basin with mixer tap, walk-in shower with thermostatic controls, rainfall and spray shower heads, chrome ladder towel rail (dual fuel), mirror wall cabinet (integrated light and demister), downlighters and extractor (vented outside), 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 approach by several steps, raise area of lawn with flower and shrub borders.

**Tel: 01883 712261**

### **Maintenance Charge**

This is approximately £2,900 per annum which includes 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 sale price.

### **General Facilities**

Eight parking spaces are available on-site based on a first come first served basis

Two house managers are 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.

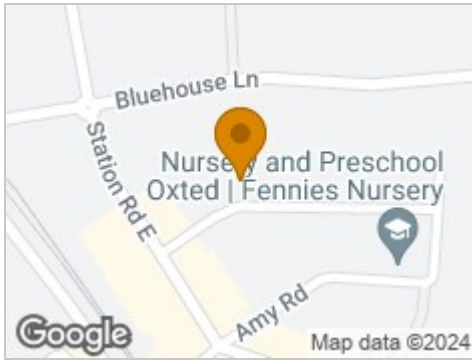
The residents of Beatrice Lodge do not pay ground rent. Each resident owns a share of the freehold company, Beatrice Lodge Limited - further details available from the managing agent, Payne & Co Limited.

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



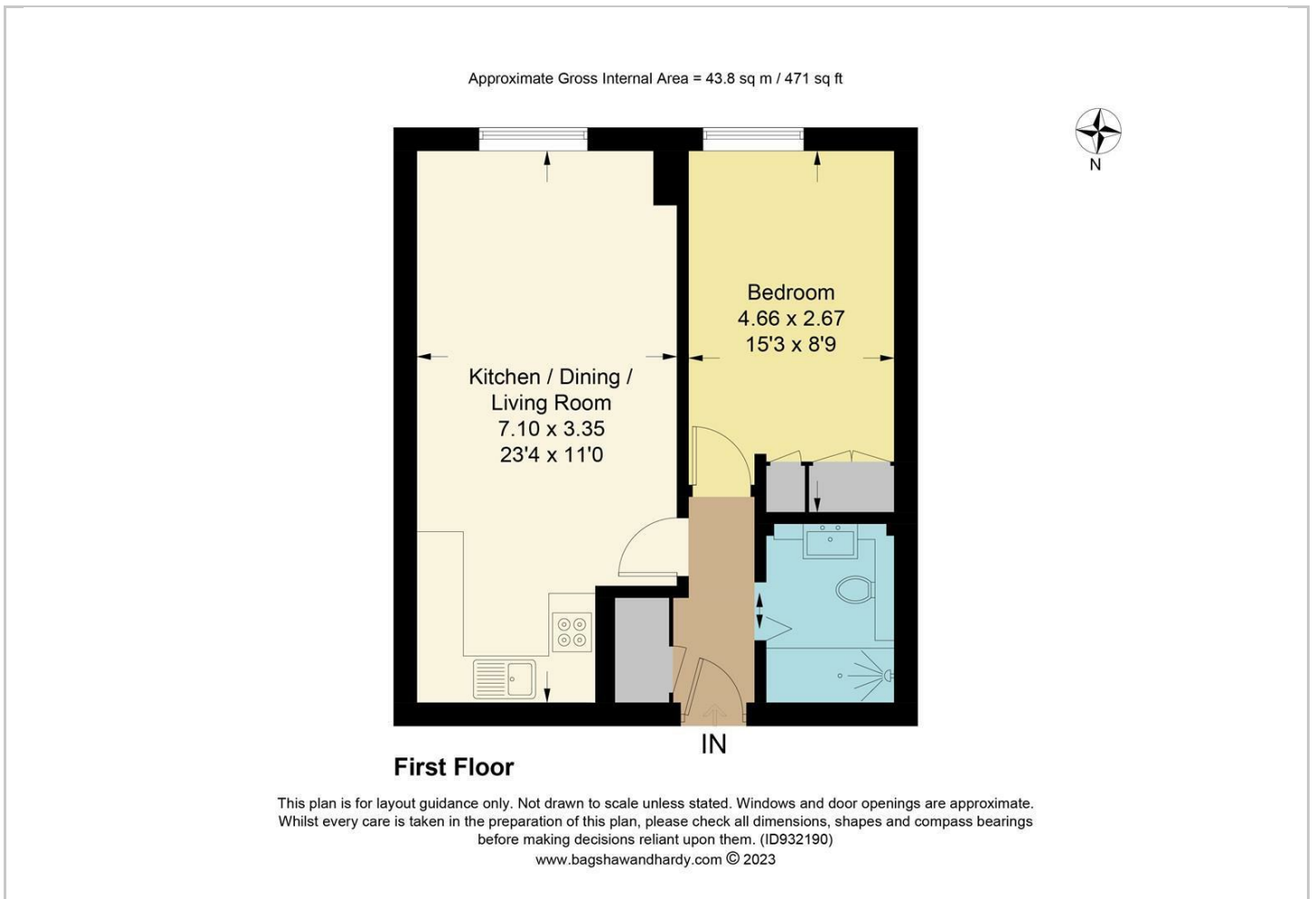
## Hybrid Map



## Terrain Map



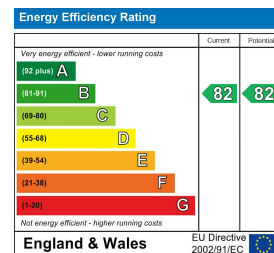
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.