

# Payne & Co.



## 29 Master Close

Oxted RH8 9NA

£349,950

Leasehold

- Share of

£1,111



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£349,950



## 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

From our office proceed down Station Road West to the roundabout, turn right into Church Lane with Master Park on your left hand side. After a short distance Master Close will be seen on the right hand side and the entrance to the block is immediately in front of you at the far end of the close.

## To Be Sold

A ground floor flat in a popular private close being extremely convenient for Oxted town centre, schools and mainline station. NO ONWARD CHAIN

## Entrance Hall

## Kitchen

Single bowl single drainer stainless steel sink unit

with mixer tap, base drawers and cupboards, matching wall mounted cupboards, space for cooker, plumbing available for washing machine, space for upright fridge freezer, built-in cupboard housing gas fired central heating boiler.

## Lounge/Dining Room

Large picture window overlooking communal garden, serving hatch to kitchen.

## Inner Hallway

Two built in storage cupboards.

## Bedroom One

Large picture window overlooking communal garden.

## Bedroom Two

Built-in double wardrobe cupboard.

## Shower Room

Enclosed shower cubicle, pedestal wash basin, low suite w.c, part tiled walls.

## Outside

Communal gardens laid predominantly to lawn with various shrub borders. Permit parking is available.

## Notes

Maintenance Charge per year £1,770 (£442.50 paid quarterly)

No Ground Rent Payable

**Tandridge District Council Tax Band C**



## Road Map



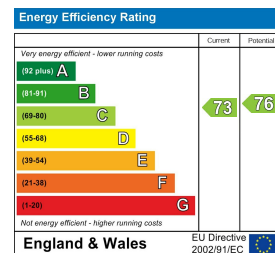
## Floor Plan



## 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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