

Payne & Co.

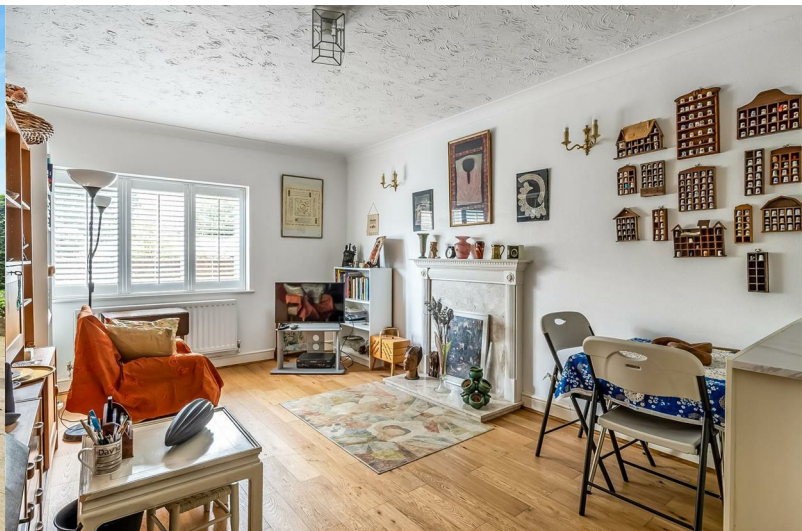


2 Beatrice Lodge

Beatrice Road Oxted RH8 0QH

Share of Freehold

£215,000



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Situation

In a most convenient location within walking distance of Oxted town centre, Waitrose and Sainsbury's supermarkets, local churches, library, cinema and mainline railway station with frequent service to East Croydon and London. Access to the M25 is at Godstone (junction 6) offering motorway access to both Gatwick and Heathrow airports and the Channel Tunnel Terminal.

Location

From our office proceed up Station Road West bearing left at Oxted railway station. At the T junction turn right into Bluehouse Lane, follow the road round to the mini roundabout and turn right into Station Road East. Beatrice Road is the first turning on the left and Beatrice Lodge will be found after a short distance on the left hand side.

To Be Sold

A most pleasant ground floor flat within an attractive tile hung purpose built assisted development. Facilities include a House Manager, communal lounge and garden, security entry phone, laundry room and lift/staircase to each floor. The accommodation with approximate dimensions comprises:

Entrance Hall

Laminate flooring, deep walk-in storage cupboard.

Lounge/Kitchen

Open plan, oak effect laminate flooring and Adam style fireplace (display purposes only), opening to;

Kitchen Area

Modern range of units comprising single bowl single drainer stainless steel sink unit, base drawers and cupboards, slimline integrated dishwasher, range of wall mounted cupboards, electric hob with oven below and fitted microwave, integrated fridge/freezer.

Bedroom

Range of built-in wardrobe cupboards, fitted cupboard housing gas fired central heating boiler and shelves above.

Shower Room

Full width walk-in shower cubical, pedestal wash hand basin, low suite w.c.

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.

Tel: 01883 712261

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.

Notes

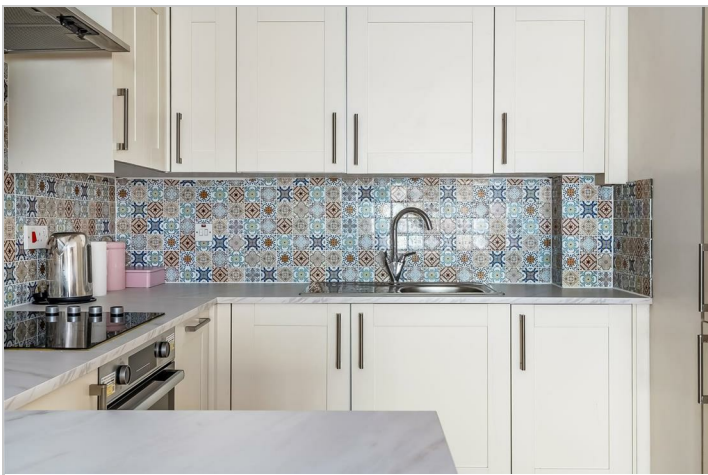
The residents of Beatrice Lodge do not pay ground rent. Each resident owns a share of the freehold company, Beatrice Lodge Limited - further details available from the managing agent, Payne & Co Limited.

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.

Maintenance Charge

This is £3,300 per annum (payable half yearly) including water rates and building insurance.

Tandridge District Council Tax Band C



Road Map



Hybrid Map



Terrain Map



Floor Plan

Beatrice Lodge, Beatrice Road, Oxted, RH8

Total Floor Area: 43.2 m² ... 465 ft²

Kitchen / Reception Room
7.11 x 3.29m
23'4" x 10'10"

Bedroom
4.11 x 2.68m
13'6" x 8'10"

Bathroom

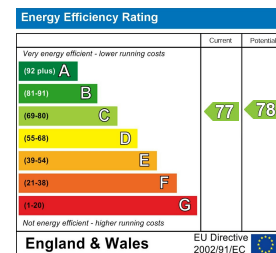
Hallway

Measurements are approximate,
not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

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.