Payne&Co.









24 Beatrice Lodge

Oxted, RH8 0QH

A bright & spacious top floor flat having been refurbished throughout and within a sought after centrally located assisted living development. The property is available immediately.

£1,400 Per Calendar Month

24 Beatrice Lodge

Beatrice Road, Oxted, RH8 0QH

1 1 1 C

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/Direction
From Oxted railway station entrance on Station Road East, proceed in a northerly direction and Beatrice Road will be found after a short distance on the right hand side. Beatrice Lodge is located on the left hand side.

To Be Let
A refurbished second floor flat within a purpose built development. The property has a modern fitted kitchen, shower room, new flooring and decorated throughout and offers well proportioned accommodation. Range of facilities include House Managers, residents' lounge, guest suite, available to visitors at a nominal charge, and a security entry system. The flat can be accessed by staircase or lift.

Staircase or Lift to Entrance Hall
Deep built-in storage cupboard with shelves and coat hooks, entry phone system, emergency pull cord, doors to;

Bathroom
Recently fitted comprising low flush w.c with hidden cistern, wash hand basin with storage below, walk-in shower with integrated controls, heated ladder towel rail, tiled walls, vinyl flooring, extractor and two ceiling spotlights.

Lounge/Dining Room
Two rear aspect and one side aspect double glazed windows, two wall uplighters, thermostatic control, door to;

Recently Fitted Kitchen
Rear aspect double glazed window, built-in double oven, electric hob with extractor over, base drawers and cupboards, matching wall cupboards, tiled splashbacks, work surfaces with inset stainless steel single bowl single drainer sink unit with mixer tap, freestanding fridge and freezer, ceiling strip light and vinyl flooring.

Bedroom
Rear aspect double glazed window, built-in wardrobe cupboards, cupboard housing Worcester gas fired central heating boiler.

Outside
Sun terrace, communal garden with lawn and well stocked borders

General Facilities
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 HM's are absent.
Residents' Lounge - a large comfortable room with adjacent kitchen. Morning coffee is available for residents on weekdays supervised by the HMs.
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 a nominal charge for short term visits.
Communal garden - paved sun terrace with seating area, lawn and well stocked flower borders.

Tandridge District Council Tax Band C



Directions











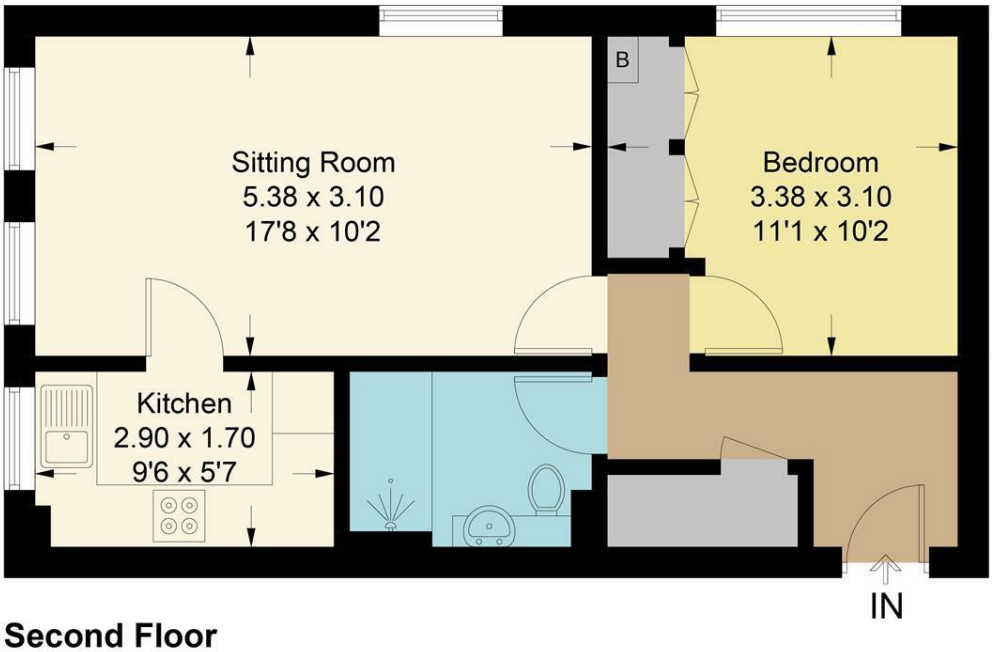






Floor Plan

Approximate Gross Internal Area = 44.4 sq m / 478 sq ft

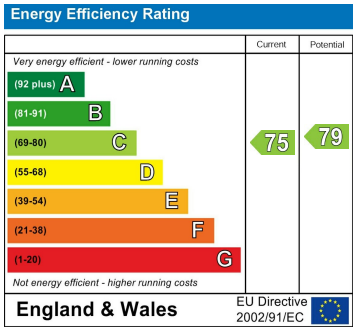


Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1022684)

www.bagshawandhardy.com © 2023

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.



11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com