Payne&Co.



Sycamore Court Hoskins Road

Oxted RH8 9JQ

Share of Freehold

£325,000

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Situation
Positioned in the heart of Oxted town and within easy access Oxted commuter railway station and local main roads (A25 and M25). Oxted offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The railway service to London takes around 40 minutes.

Location/Directions
For SatNav use: RH8 9JQ. On entering Hoskins Road from Station Road West and heading southeasterly, follow the road as it bears around to the left for 110m and Sycamore Court will be found on your left hand side.

To Be Sold
A very well presented and appointed two bedroom first floor apartment located in the heart of Oxted town centre. For those aged over 60 years looking for comfortable, secure and independent retirement living, together with 24-hour on-site staff and additional services and facilities then look no further. Residents really enjoy peace of mind while maintaining their freedom. Sycamore Court benefits from a ground floor dining room where residents can, if they wish, enjoy excellent lunches and guests are welcome. No Onward Chain.

Front Door
Leading to:

Hallway
Radiator, coat cupboard (with RCD), shoe cupboard (shelved), wall mounted thermostat, doors to;

Bedroom
Double glazed bay window, radiator, fitted wardrobes (with shelves and hanging rail).

Bedroom
Double glazed bay window, radiator.

Shower Room
A 'wet room' style build, comprising large walk-in shower with integrated Aqualisa controls, close-coupled WC and semi pedestal wash hand basin, together with part tiled walls, radiator, extractor fan, vinyl flooring with drain point.

Lounge/Dining Room
Twin aspect and double glazed windows (including bay window), two radiators, feature fireplace with electric coal-effect fire, door to;

Kitchen
Double glazed window, modern range of eye and base level storage units, wood effect work surfaces with inset stainless steel sink with drainer and mixer tap, inset four ring electric hob, integrated twin ovens, spaces for tall fridge freezer and washing machine, wall mounted Glow-worm boiler (within a cupboard).

Outside
Built around an attractive and landscaped central courtyard that also offers off road parking for owners and visitors.

General Facilities
Run by a House Manager - responsible for the smooth management and administration of the Court.
Duty House Manager 8am to 10pm
Duty House Manager "sleeps-in" contactable via alarm call system in every room fitted in each apartment.
Handyman available one day a week to assist with maintenance issues in the Court and apartments (his services are available to owners on a modest time charge basis).
Laundry and ironing service if required, additional domestic services such as shopping/extra cleaning - paid for on a time charge basis.
Visiting chiropodist and hairdressers.
Local pharmacist provides a free prescription collection and delivery service.

Notes:
The property has a Share of the Freehold as do all the other apartments in the development. The property enjoys the residue of a 999 year lease.
Service Charges are currently £785 / month. From April 2026 the monthly charge will be £815 / month.
NB: A Transfer Premium of up to 3% of the gross proceeds of the sale is payable to the Freeholder each time a Lease is transferred, after the first six months of occupation.

Tandridge District Council Tax Band E






Road Map



Hybrid Map



Terrain Map



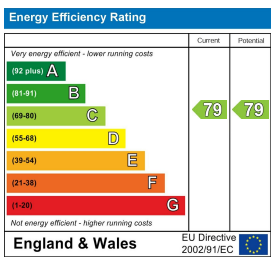
Floor Plan



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.

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