

# Payne & Co.



## 7 The Hoskins

Station Road West Oxted RH8 9EB

Share of  
Freehold

£490,000



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£490,000



## **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 and The Hoskins will be found just off the mini roundabout opposite Master Park.

## **To Be Sold**

A rarely available town centre luxury apartment with LIFT and benefiting from two allocated parking spaces. Second floor. NO CHAIN.

## **Communal Front Door**

Lift and stairs to second floor.

## **Front Door**

Leading to;

## **Hallway**

Ceiling spotlights, radiator, double doors to airing cupboard (hot water tank, slatted shelf, fuse board), doors to;

## **Family Bathroom**

Ceiling spotlights, three piece white sanitary suite (comprising bath with mixer tap and integrated Aqualisa shower over, wash hand basin with mixer tap, close coupled w.c with hidden cistern, heated towel rail, part tiled walls, extractor fan, vinyl flooring.

## **Kitchen**

Front aspect double glazed window, eye and base level units, work surfaces, inset 1½ bowl sink, drainer and mixer tap, inset Bosch 4 ring gas hob with extractor over, integrated appliances of Bosch twin ovens, fridge and freezer, washing machine and slimline dishwasher, radiator, ceiling spotlights, wall mounted Vaillant boiler (within cupboard).

## **Bedroom**

Front aspect bay double glazed window, radiator, range of fitted storage units including wardrobes, drawers and dressing table.

## **En-Suite Shower Room**

Four piece white sanitary suite (comprising bidet, wash hand basin with mixer tap, close coupled w.c with hidden cistern, bath with mixer tap and integrated Aqualisa shower over), ceiling spotlights, heated towel rail, extractor, vinyl flooring.

## **Bedroom Two**

Front aspect double glazed bay window, radiator, fitted wardrobes.

Tel: 01883 712261

## Lounge/Diner

Front aspect double glazed bay windows, radiator.

## Outside

There are two allocated parking spaces and a lockable cupboard within a nearby storeroom. There is a small courtyard garden with seating for the use of residents.

## Lease Details

Lease term is 999 years from March 1998

Service charge is paid £100 a month.

Share of freehold.



## Road Map



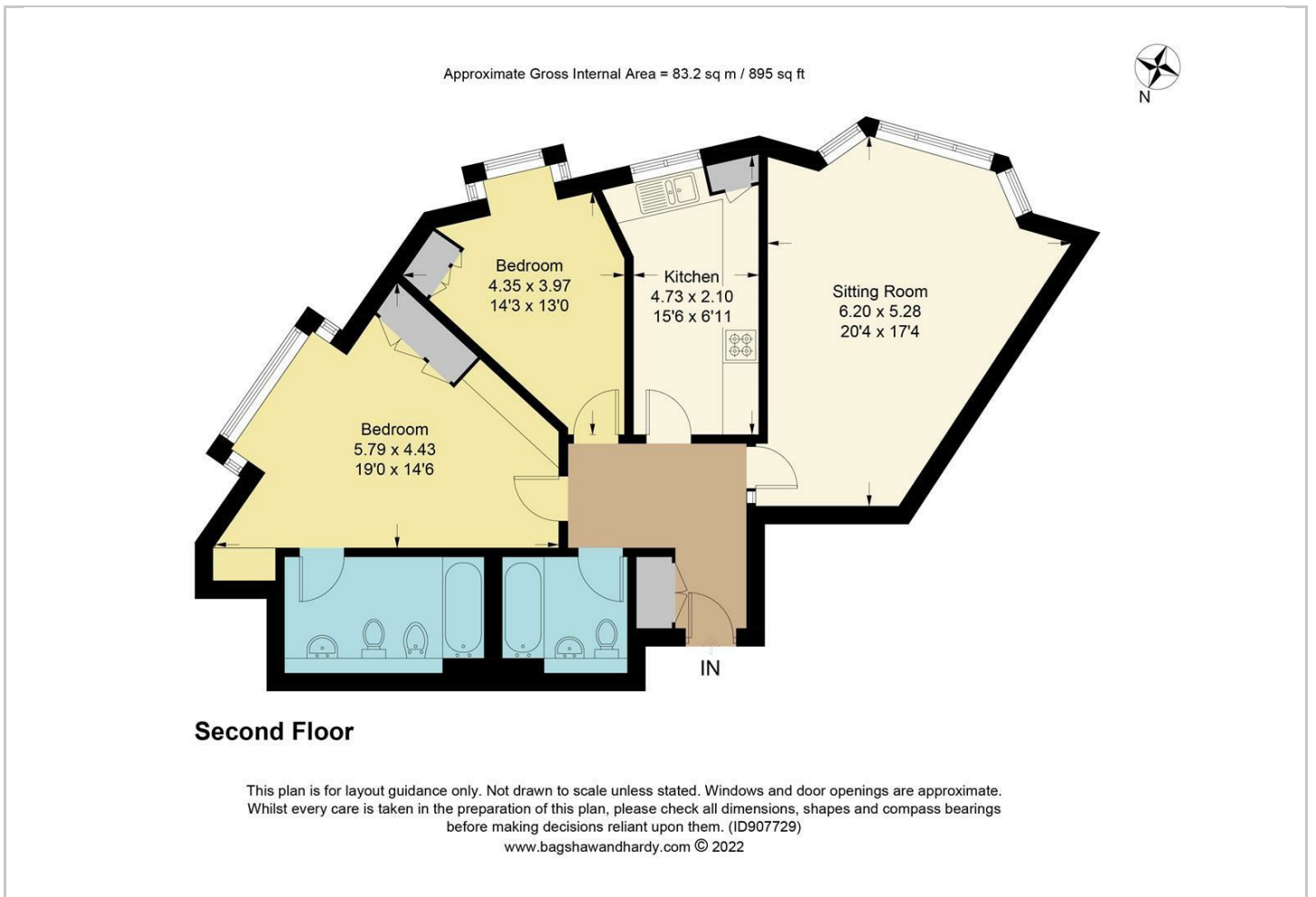
## Hybrid Map



## Terrain Map



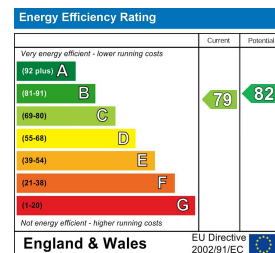
## Floor Plan



## 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



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