

# Payne & Co.



**18 Oakleigh Court Station Road West    Leasehold**  
Oxted RH8 9EY

**£370,000**



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## 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 entrance to this particular block will be found on your right hand side.

## To Be Sold

A rarely available GROUND FLOOR apartment in ideally positioned in central Oxted enjoying direct access in to garden. The property requires general modernisation and improvement, offers ample storage, allocated parking space and is available with NO ONWARD CHAIN.

## Entrance Hall

Built-in airing cupboard housing hot and cold water tanks, built-in storage cupboard.

## Bedroom One

Double glazed and secondary glazed window to front, wardrobe recess.

## Shower Room

Large walk-in shower cubicle, pedestal wash basin, low suite w.c, fully tiled walls.

## Open Plan Lounge/Dining Room

Double glazed sliding patio door leading to garden, serving hatch to kitchen, door to;

## Kitchen

One and a half bowl single drainer stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, space for cooker with cooker hood over, space and plumbing available for washing machine, space for upright fridge/freezer, adjacent large worktop with cupboards above.

## Bedroom Two

Double glazed patio door leading to garden, full width range of half height wardrobe cupboards and storage cupboards.

## Outside

Area of garden with two paved patios, area of lawn, various shrub borders, side access to garage area, allocated parking space close by, and visitors' parking available. Ground floor storage cupboard.

## Notes

Lease Details: there is a balance of 189 years commencing December 1972 (137 remaining)  
Ground Rent: £50.00 payable 6 monthly.

Tel: 01883 712261

Maintenance: six months from 25th March to 28th September 2024 is £1,985.66. The previous six months was £1,845.16.  
Annual service charge is £3,700

**Tandridge District Council Tax Band E**



## Road Map



## Hybrid Map



## Terrain Map



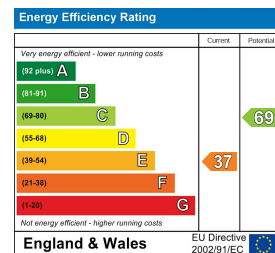
## Floor Plan



## 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



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