

# Payne & Co.



## 21 Oakleigh Court

Station Road West Oxted RH8 9EY

Leasehold

£399,950



# 21 Oakleigh Court

Station Road West Oxted RH8 9EY

£399,950



## **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 passing the cinema and the entrance for Oakleigh Court is on your right hand side.

## **To Be Sold**

A newly refurbished 1st floor apartment located in the very centre of Oxted benefitting from private balcony, amply storage, lift service and garage. The property now enjoys a newly fitted kitchen and shower room newly fitted carpets throughout and has been redecorated to now provide light and airy accommodation.

## **Communal Entrance Door to Hallway**

Entry phone, stairs and lift to first floor.

## **Hallway**

Built-in cloaks cupboard, built-in storage cupboard.

## **Open Plan Lounge/Dining Room**

Double aspect, sliding patio doors leading to private balcony.

## **Kitchen**

Newly fitted, extensive range of fitted units comprising base drawers and cupboards, quartz work surfaces, under hung one and a half bowl sink unit, wall mounted cupboards, Bosch washing machine, Hotpoint electric hob, integrated oven with cooker hood above, integrated Hotpoint dishwasher, space for upright fridge freezer, vinyl flooring.

## **Bedroom One**

Double bedroom with built-in double wardrobe cupboard with outlook over Station Road West.

## **Bedroom Two**

Built-in wardrobe cupboard, outlook over Station Road West.

## **Shower Room**

Newly fitted with full width shower cubicle with Mira electric shower and glass shower screen, low suite w.c, vanity unit, chrome heated ladder towel rail, vinyl flooring.

## **Outside**

Garage with up and over door, small communal garden and visitor parking. Good size ground floor storage cupboard.

Tel: 01883 712261

We understand the maintenance charge to be  
£3970PA (TBC)  
Ground Rent: TBC

**Tandridge District Council Tax Band E  
(01883 72200)**

**Note**

Lease details - 189 years from 1972, 137 years  
remaining.



## Road Map



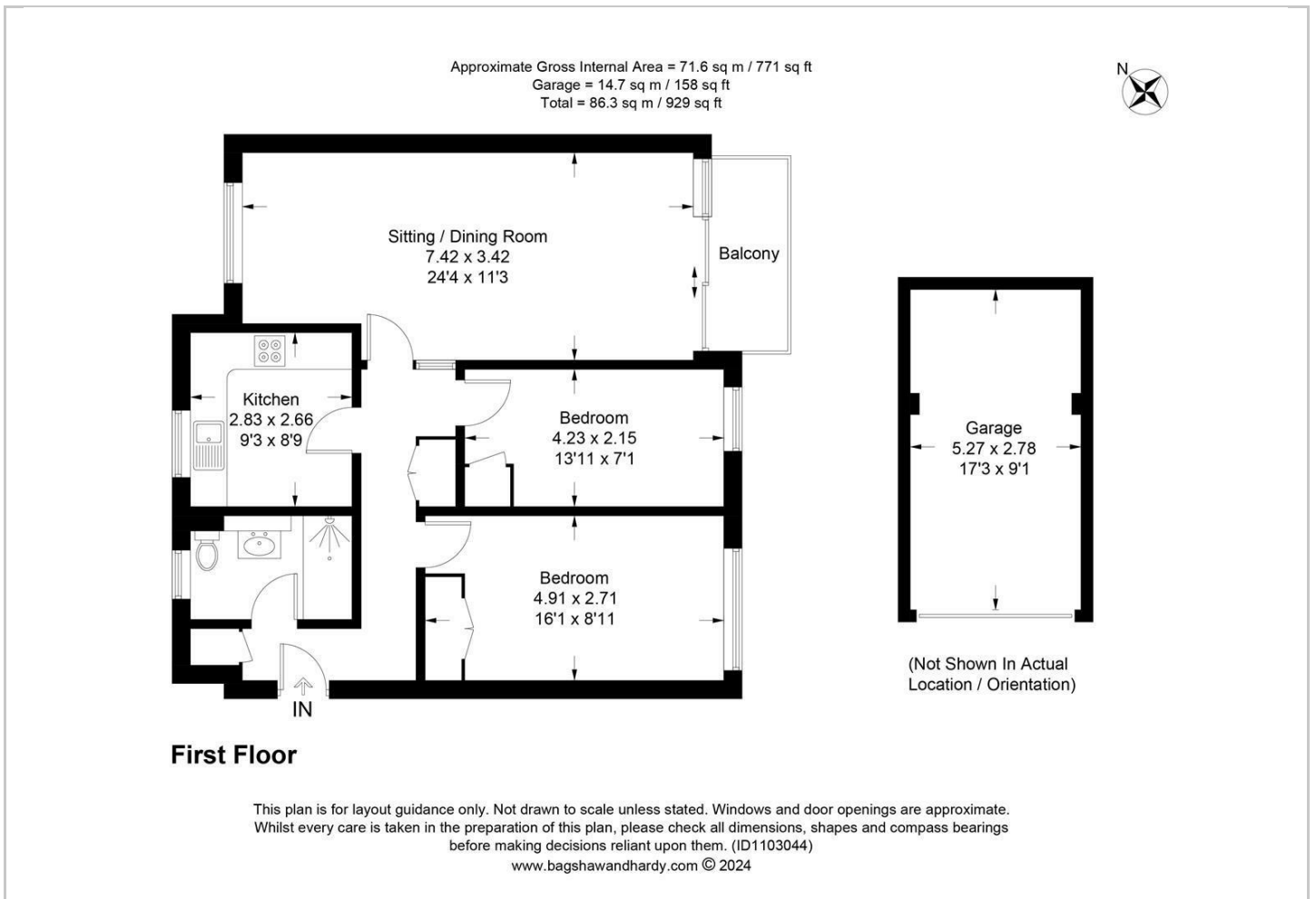
## Hybrid Map



## Terrain Map



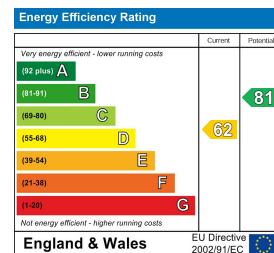
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.