



202 Pollards Oak Road

Hurst Green RH8 0JP

Leasehold

£149,950



202 Pollards Oak Road

Hurst Green RH8 OJP

£149,950



Situation

Located in the heart of Hurst Green and two minutes walk from the commuter railway station that provides frequent and faster services to East Croydon and London. The town centre of Oxted is just over a mile away (and one stop on the train) and offers a wide range of shopping facilities together with leisure pool complex, cinema, library. 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

For SatNav use : RH8 OJP

To Be Sold

A ground floor studio flat with modern kitchen and bathroom, together with brick built lockable outdoor storage and use of communal gardens. No chain.

Front Door

Leading to;

Hallway

Cupboard (space and plumbing for washing machine), airing cupboard (hot and cold water tanks), doors to;

Bathroom

Two frosted rear aspect double glazed windows, three piece white sanitary suite (comprising bath with wall mounted Triton shower over, pedestal wash hand basin, close coupled w.c), vinyl flooring.

Bedroom/Living Room

Front aspect double glazed window, electric storage heater, cupboard storage, door to;

Kitchen

Rear aspect frosted double glazed window, eye and base level units, dark grey granite effect work surfaces with inset four ring electric hob with extractor over, inset stainless steel sink with drainer and mixer tap, integrated oven, space for slimline dishwasher, space for tall fridge freezer.

Outside

Brick built lockable private storage shed. Use of communal gardens.

Notes

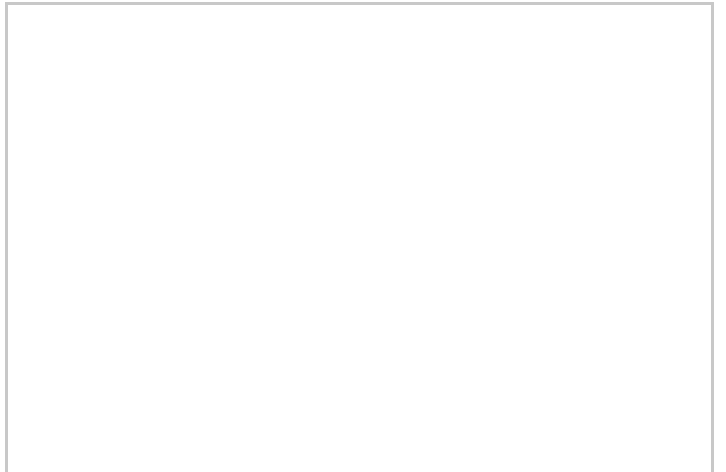
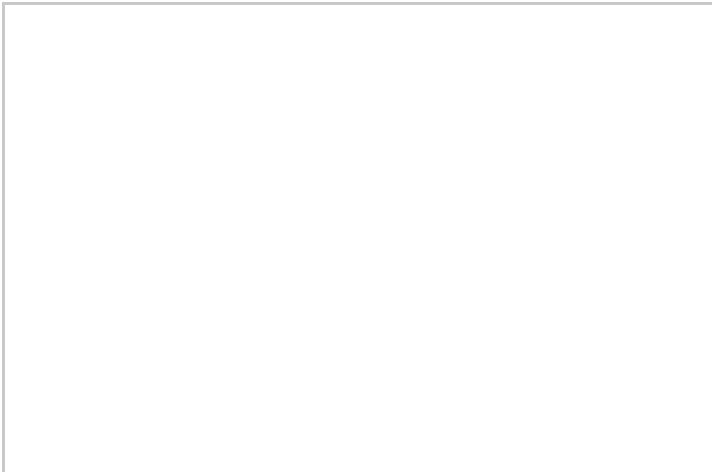
130 year lease from October 1980 (86 years remaining)

Service Charge - We have been advised by the seller that an approximate average for the last few years is in the region of £400 per annum.

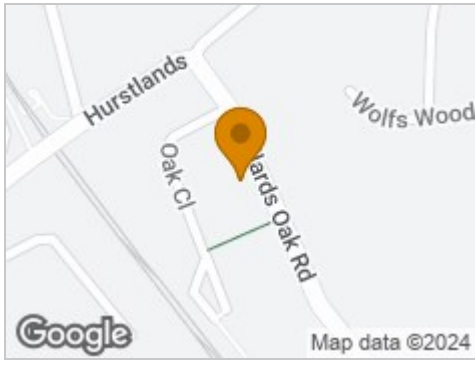
Ground Rent - £10 per annum

Tandridge District Council Tax Band A

Tel: 01883 712261



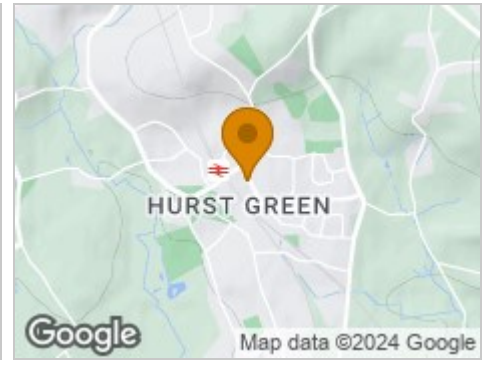
Road Map



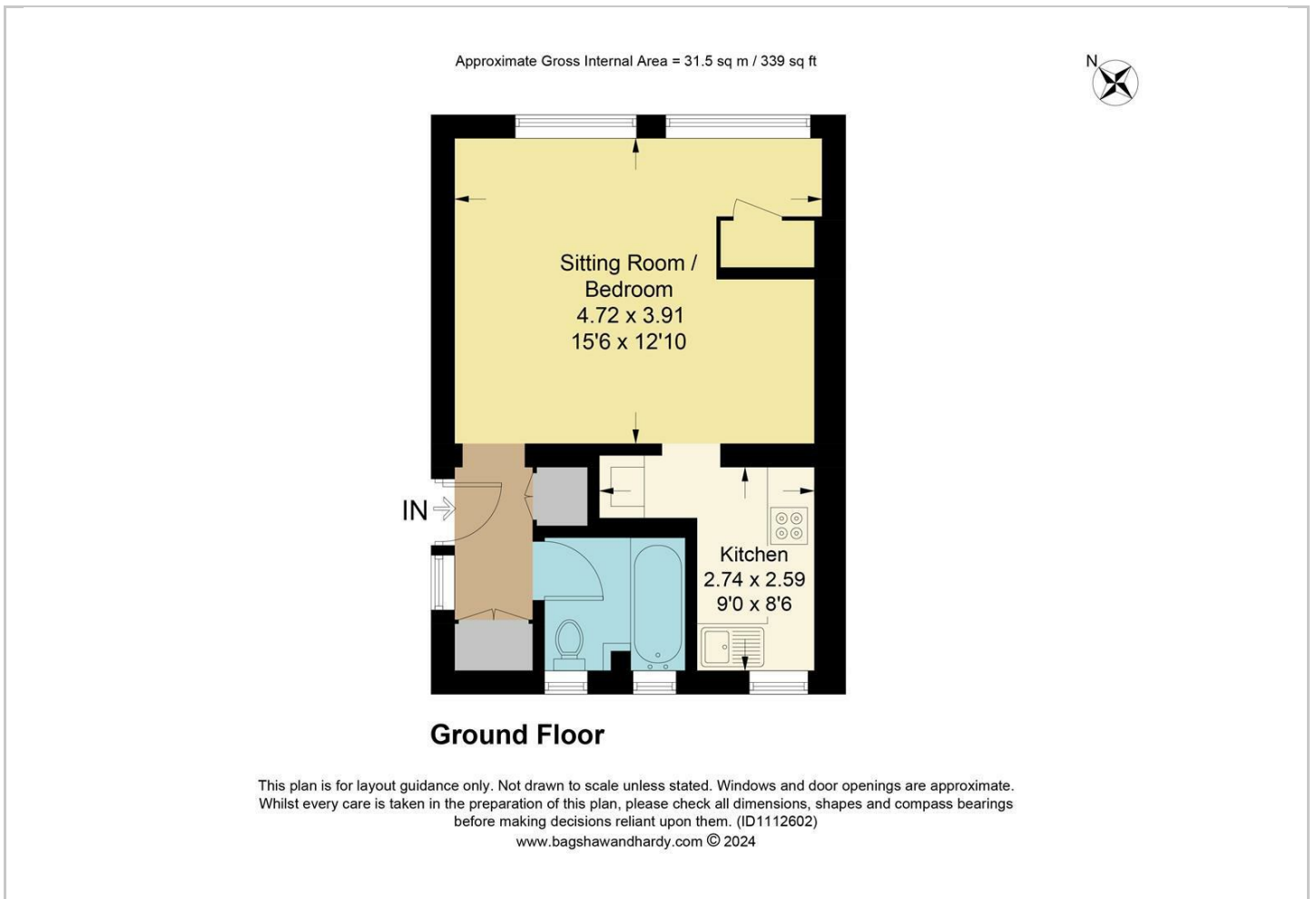
Hybrid Map



Terrain Map



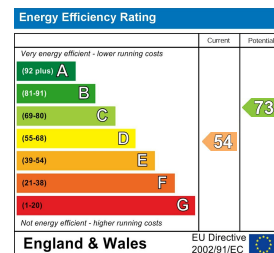
Floor Plan



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.