

Payne & Co.



9 West Hill Place

West Hill Oxted RH8 9JB

£375,000

Leasehold



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Situation

Less than half a mile from Oxted centre offering varied shopping facilities and station with regular commuter service to Croydon and London. Access to the M25 motorway (junction 6) is within 3.5 miles. Local recreational facilities include a cinema and swimming pool complex in Oxted and there are a number of golf courses within a few minutes drive.

Location/Directions

Approaching Oxted from the Godstone direction, stay on the A25 and after passing the Old Oxted service station the road begins to rise steeply. The property will be seen on the left hand side at the top of the hill.

To Be Sold

A modern first floor apartment convenient for Oxted town centre and commuter railway station (London 40 mins) and is available with NO ONWARD CHAIN. The property benefits from allocated parking and superb views towards the North Downs security entry phone system and access to the property is available either by staircase or lift. The accommodation with approximate dimensions comprises;

Large Entrance Hall

Utility cupboard with electric central heating unit providing under-floor electric heating throughout with individual room thermostats.

'L' Shaped Lounge/Dining Room

Plus door recess. Glazed double doors with Juliet balcony and view to the North Downs. Wide opening to:

Kitchen

Well fitted including granite work surfaces with cream coloured base and wall units, inset stainless steel sink with mixer tap, integrated appliances including dishwasher, freezer, fridge, eye level oven, microwave and electric hob with extractor hood over.

Bedroom One

En-Suite Shower Room

Shower cubicle, w.c with concealed cistern, hand basin, electric shaver point.

Bedroom Two

Widening slightly in entry area.

Bathroom

Panelled bath with pull out hand shower, low flush w.c., with concealed cistern and hand basin.

Outside

Allocated parking space (NO. 7) in secure under ground area, attractive communal gardens with large areas of lawn, ornamental shrubs and trees.

Notes

We are informed by the seller's managing agent

Tel: 01883 712261

that :

1) the service charge which includes insurance is £3,300 per annum

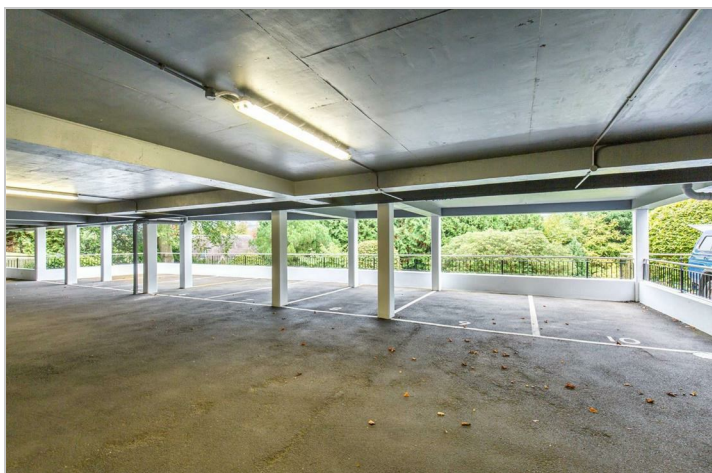
There is a separate Parking Area Service Charge which, this year, is £285.00

2) there is a peppercorn ground rent.

Tandridge District Council Tax Band F

• Maintenance charge - TBC

Ground rent - TBC



Road Map



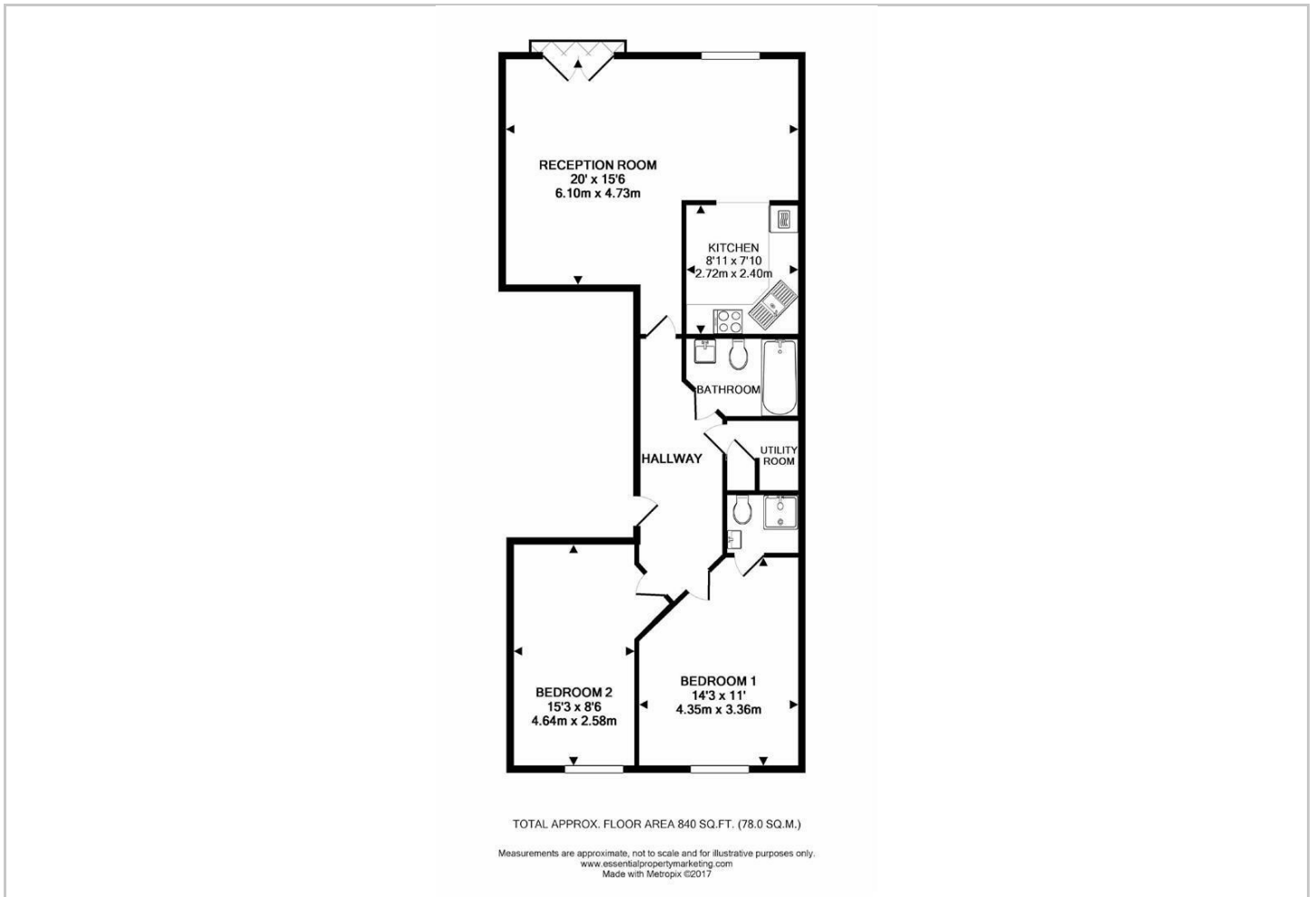
Hybrid Map



Terrain Map



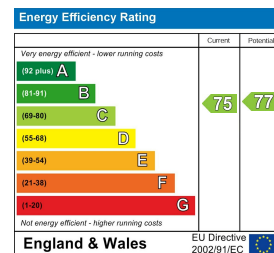
Floor Plan



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.