

# Payne & Co.



## 9 West Hill Place

West Hill Oxted RH8 9JB

£365,000

Leasehold





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£365,000



## **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

that :

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

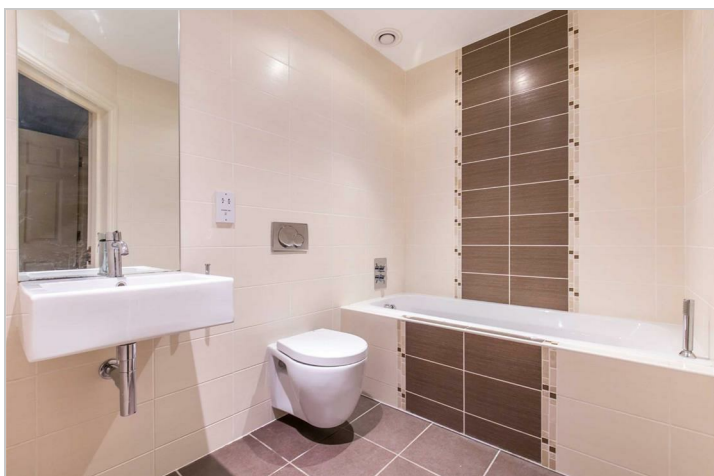
There is a separate Parking Area Service Charge which, this year, is £285.00

2) there is a peppercorn ground rent.

### **Tandridge District Council Tax Band F**

• Maintenance charge - TBC

Ground rent - TBC



## Road Map



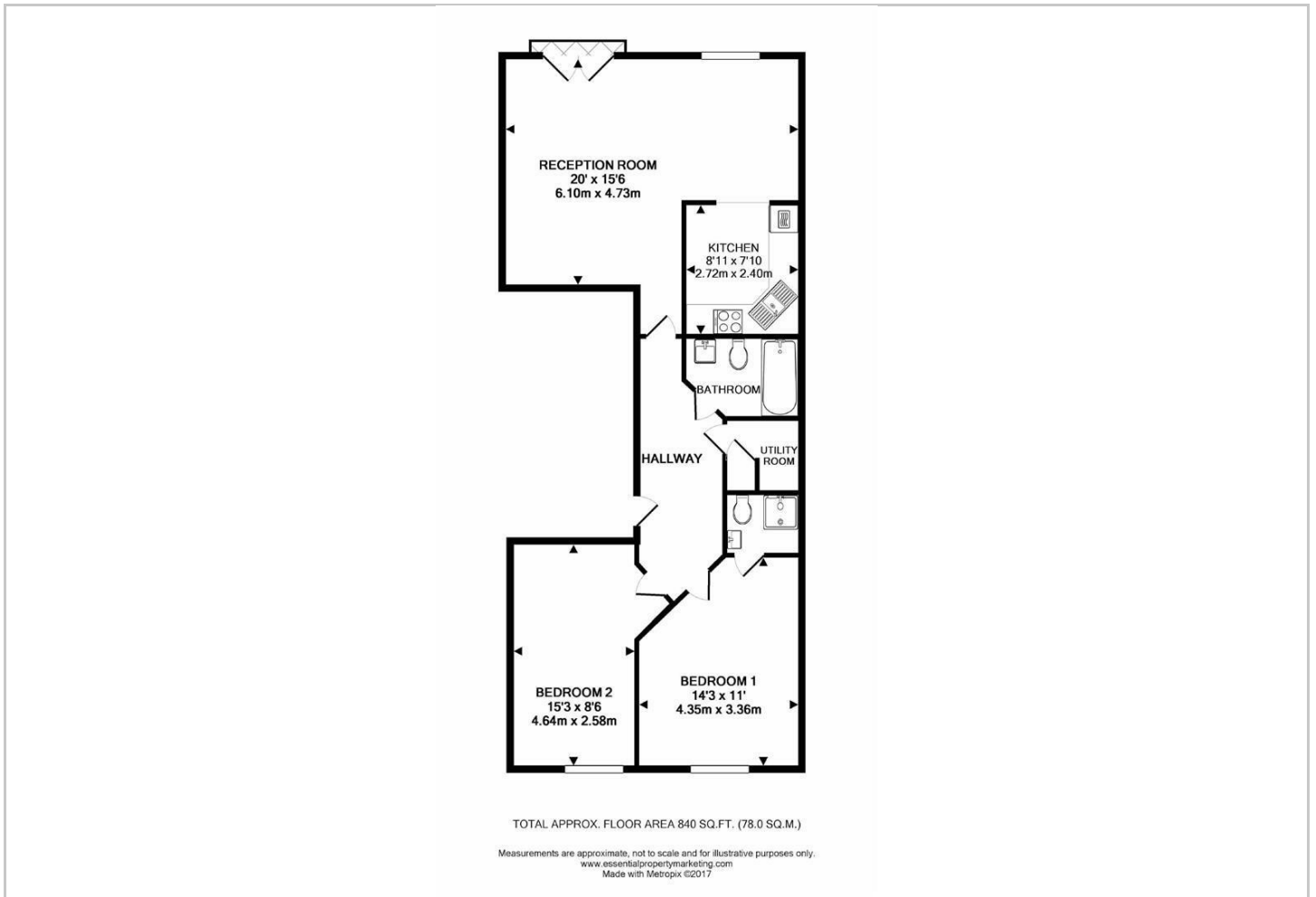
## Hybrid Map



## Terrain Map



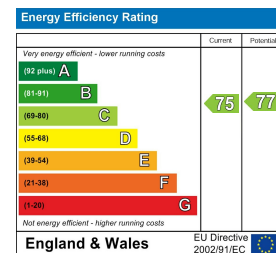
## Floor Plan



## 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



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