

# Payne & Co.



**11 Rowan House 2a East Hill Road Share of Freehold**  
Oxted RH8 9HZ

**£425,000**



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## Situation

Rowan House is located in central Oxted and within a couple of minutes walk of all the local amenities. 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 to the roundabout and turn left into East Hill Road. Rowan House is immediately on your right hand side behind adjacent Mayne House.

## To Be Sold

A well presented GROUND floor apartment benefiting from private patio, ensuite to the principal bedroom and an allocated parking space. Helpfully the property is located only two minute's walk from Oxted's commuter railway station. An internal inspection is encouraged to appreciate all this apartment has to offer including the glorious views over adjacent Master Park with the North Downs framing the attractive view from the lounge/dining room.

## Front Door

Leading to;

## Hallway

Video entry phone, ceiling spotlights, wood effect flooring, airing cupboard (hot water tank and slatted shelf).

## Bedroom

Double glazed window, radiator.

## Bathroom

Ceiling spotlights, extractor fan, three piece white sanitary suite (comprising shower-bath with integrated Aqualisa shower and side mounted controls and filler, close coupled WC with hidden cistern and button flush, wash hand basin with mixer tap and storage below) ceramic tiled flooring, heated towel rail, part tiled walls.

## Bedroom

Double glazed window, radiator, wood effect flooring, fitted storage (shelf and hanging rail).

## En-Suite Shower Room

Ceiling spotlights, extractor fan, three piece white sanitary suite (comprising shower enclosure with integrated Aqualisa shower, close coupled w.c with hidden cistern and button flush, wash hand basin with mixer tap and storage below), ceramic tiled flooring, heated towel rail.

## Lounge/Diner

Double glazed French doors (opening on to

private patio) and double glazed window, wood effect flooring, two radiators. Double sliding doors to;

### **Kitchen**

Double glazed window, range of eye and base level units with grey granite effect work surfaces, integrated appliances of dishwasher, washer dryer, fridge, freezer and microwave, inset four ring stainless steel hob with twin ovens below and extractor over, ceramic tiled flooring, ceiling spotlights, Potterton boiler (within a cupboard).

### **Outside**

Private patio, accessed via the Lounge / Dining Room and also a footpath. Allocated parking space.

### **Notes**

We have been advised by the seller of the following:

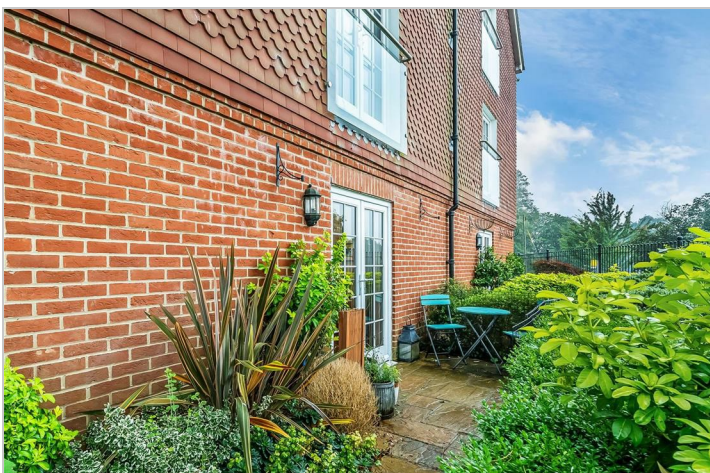
Share of Freehold

999 year lease starting March 2017

Annual Service Charge £2,868.02

No Ground Rent

**Tandridge District Council Tax Band E**



## Road Map



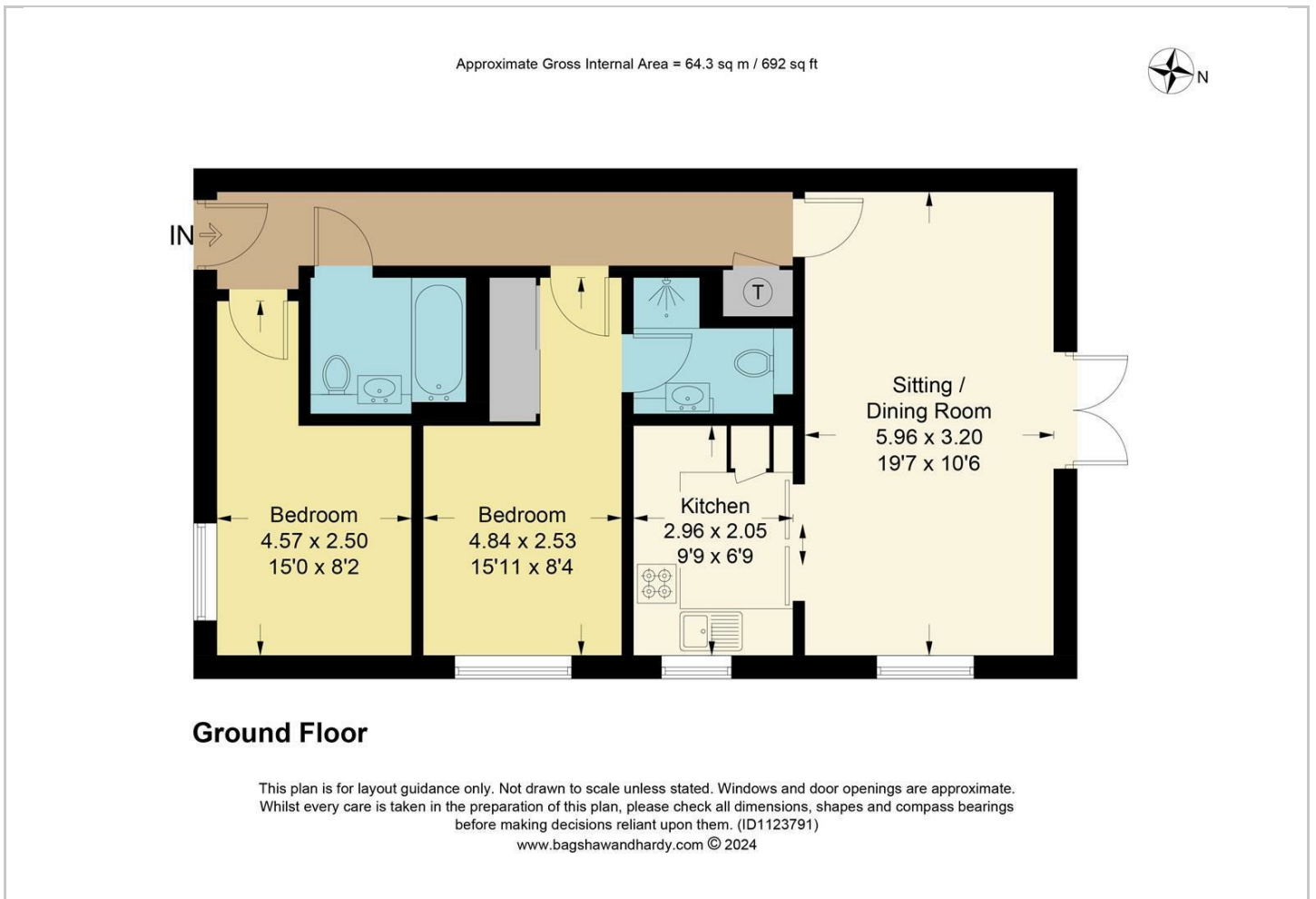
## Hybrid Map



## Terrain Map



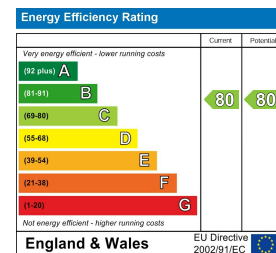
## Floor Plan



## 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



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.