



2 Stack House **Oxted, RH8 9JA**

Leasehold

A spacious ground floor apartment located in a development of luxury apartments. The property benefits from high quality gloss units to the kitchen/breakfast room and quartz worktops, en-suite shower room and bathroom, engineered oak flooring to the entrance hall and kitchen, carpets to the bedrooms and reception rooms. A particular benefit is the south facing private balcony which enjoys extensive attractive views over the gardens and grounds which extend overall to approximately 1.5 acres.

£475,000

2 Stack House

West Hill, Oxted, RH8 9JA



- 2 Double Bedrooms
- Kitchen/Breakfast Room
- Garage
- En Suite Shower Room
- Lounge
- Extensive Gardens & Grounds
- Bathroom
- South Facing Private Balcony

Situation

Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. 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

From our office proceed down Station Road West to the roundabout and take the left hand turning into East Hill Road. Proceed to the junction with the A25 and turn right on to West Hill. Stack House is located almost immediately on the left hand side.

To be Sold

A spacious ground floor apartment located in a development of luxury apartments. The property benefits from high quality gloss units to the kitchen/breakfast room and quartz worktops, en-suite shower room and bathroom, engineered oak flooring to the entrance hall and kitchen, carpets to the bedrooms and reception rooms. A particular benefit is the south facing private balcony which enjoys extensive attractive views over the gardens and grounds which extend overall to approximately 1.5 acres.

Communal Entrance Hall

Entrance Vestibule

Built-in storage cupboard.

Reception Hallway

Engineered oak flooring, video entry phone, built-in utility cupboard providing plumbing for washing machine, three built-in storage cupboards.

Lounge

Double glazed sliding patio door leading to private balcony with attractive views over the communal gardens and grounds.

Kitchen/Breakfast room

An extensive range of high gloss fronted units with integrated handles, integrated Bosch appliances including stainless steel 5 ring gas hob with cooker hood above and double oven below, dishwasher, fridge/freezer, quartz worktops with matching up-stands, engineered oak flooring.

Bedroom 1

Plus recess to provide wardrobe cupboard with sliding door.

En suite shower room

Large walk-in shower cubicle with thermostatically controlled Aqualisa shower with separate start/stop button, low suite w.c., vanity unit, low level fitted furniture comprising drawers and cupboards, tiled flooring, part tiled walls, chrome heated ladder towel rail.

Bedroom 2

Including wardrobe cupboard, attractive views over the communal gardens and grounds.

Bathroom

White suite of enclosed bath with mixer tap and Aqualisa shower fitment above, low suite w.c., low level fitted furniture comprising cupboards and drawers, vanity unit, chrome heated ladder towel rail, part tiled walls, tiled floor, extractor.

Outside

Garage with up-and-over door with electric light. Parking area to the front of the building with adjacent communal dustbin store. Within the entrance vestibule there is an additional secure storage area. The well screened gardens and grounds are a particular feature extending overall to approximately 1.5 acres with an abundance of mature plants, shrubs and trees, well maintained lawns, formal flower beds with roses, specimen trees.

Outdoor swimming pool

Paved surround and timber summerhouse.

Maintenance charge 29/9/23 - 28/9/24 £5201.82.

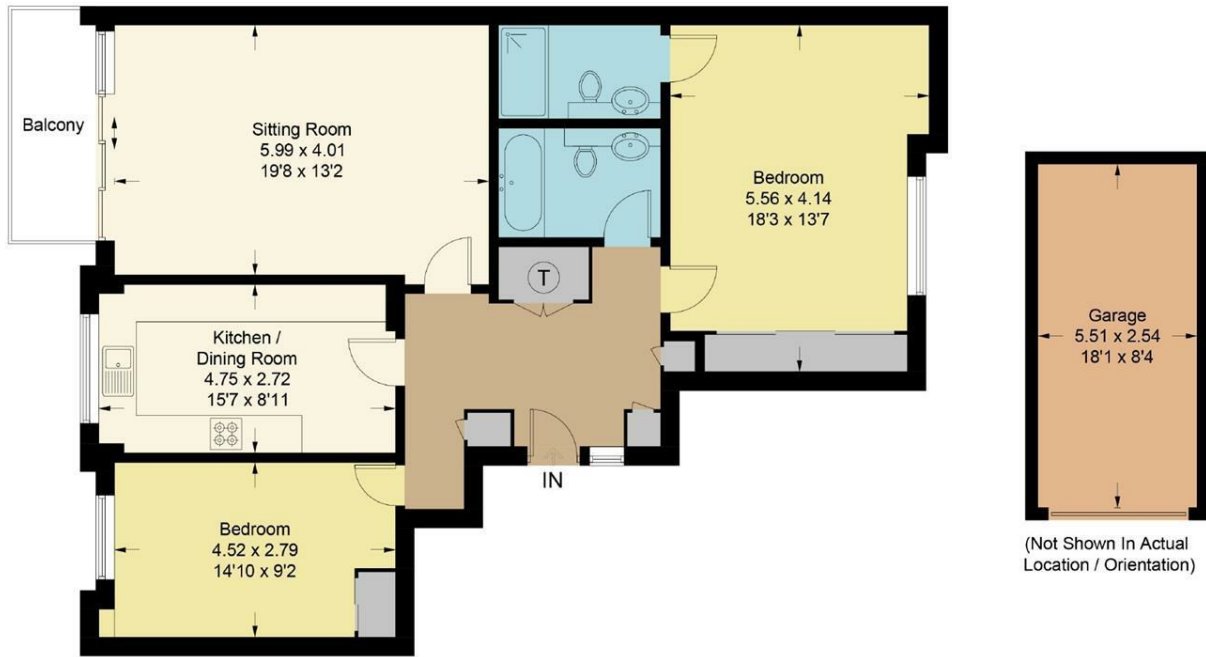


Directions



Floor Plan

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 111.6 sq m / 1201 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID778780)

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11 Station Road West, Oxted, Surrey, RH8 9EG
 Tel: 01883 712261 Email: admin@payneandco.com <https://www.payneandco.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	