

Payne&Co.



1 Chestnut Court Hoskins Road

Oxted RH8 9FJ

£435,000

Share of Freehold



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£435,000



Situation

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, take the turning opposite the cinema into Hoskins Road and the property will be found on your right hand side.

To Be Sold

A recently built and extremely well presented ground floor apartment ideally situated within easy walking distance of shops and mainline station. The property is available to the market with no onward chain and benefits include modern fitted kitchen with integrated appliances, en-suite to the principal bedroom, small private patio area and secure allocated parking.

Entrance Hall

Cloakroom

Low suite w.c, pedestal wash basin, part tiled walls, tiled flooring.

Open Plan Kitchen/Living Room/Dining Room

Kitchen - comprising modern extensive range of fitted units, one and a half bowl integrated drainer stainless steel sink unit with mixer tap, ample granite worktops, white units comprising base drawers and cupboards, matching wall mounted cupboards, integrated AEG dishwasher, AEG washer dryer, four ring gas hob with cooker hood above, cupboard housing Valliant gas central heating boiler, xxxx double oven and integrated fridge freezer.

Living Room - door to front seating area, large front aspect window, four stairs leading to; Inner Hallway.

Bedroom One

Rear aspect window, double built-in wardrobe cupboard.

En-Suite Shower Room

Large shower cubicle, low suite w.c, pedestal wash basin, full tiled and tiled flooring, chrome heated ladder towel rail.

Bedroom Two

Double bedroom with built-in double wardrobe cupboard.

Bedroom Three

Rear aspect window.

Family Bathroom

White suite of enclosed bath with shower above. pedestal wash basin, low suite w.c, chrome heated ladder towel rail, fully tiled walls and flooring.

Outside

Allocated parking for one vehicle, small area to the front of the property which is approached from the living room.

Note

Share of Freehold

Lease has 991 years remaining (to March 2015)

Service Charge £1,300 (payable in two instalments of £650)

Tandridge District Council Tax Band E



Road Map



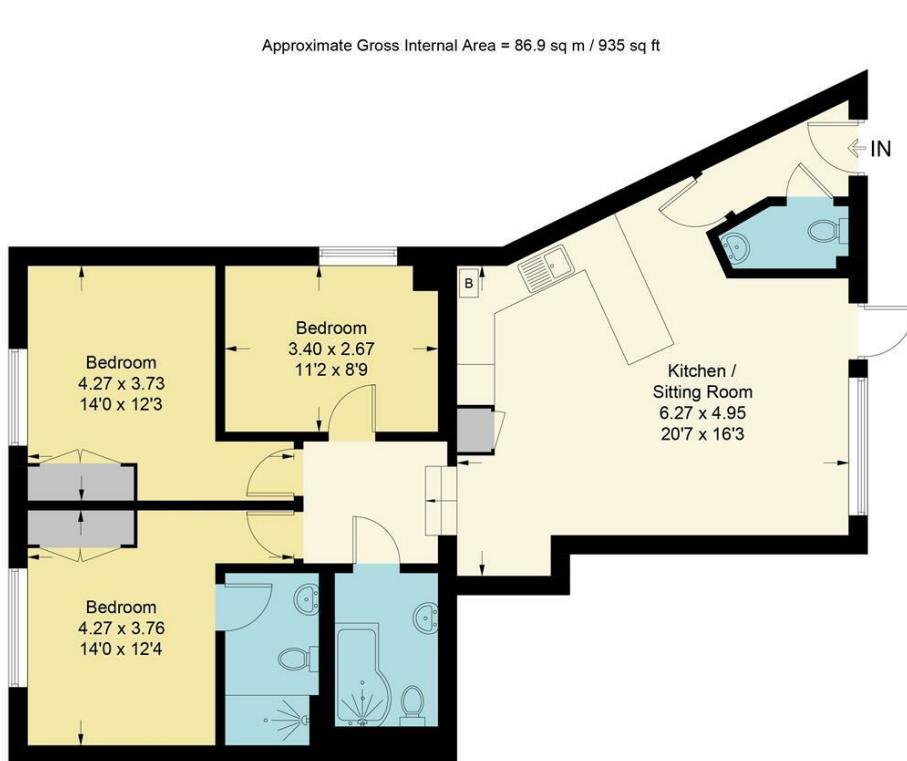
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

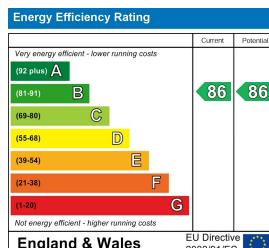
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1137164)

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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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