



## 3 Lynton House

Share of Freehold

88 Bluehouse Lane Oxted RH8 0AJ

£399,950





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## 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 up Station Road West and bear left into Station Approach. At the 'T' junction turn right under the railway bridge and proceed over the mini roundabout into Bluehouse Lane. You will eventually pass Oxted School on your left and Lynton House will be found almost immediately on your right.

## To Be Sold

A well presented ground floor apartment with benefits including gas central heating, double glazed windows and has direct access to the communal garden as well as an additional Juliet balcony from the living room. The accommodation with approximate dimensions comprises;

## 'L' Shaped Entrance Hall

Built-in storage cupboard, built-in boiler cupboard.

## Living Room - overall

Juliet balcony, French doors leading to small decked area with steps leading down to communal garden.

## Kitchen

Modern extensive range of fitted units, integrated appliances including fridge freezer, electric oven, 4 ring gas hob, dishwasher, washer/dryer.

## Bedroom One - plus recess

Built-in double wardrobe cupboard.

## En-Suite Shower Room

With corner thermostatically controlled Aqualisa shower, low suite w.c., vanity unit.

## Bedroom Two - plus door recess

Built-in wardrobe cupboard.

## Bathroom

White suite of enclosed bath, vanity unit, low suite w.c., chrome heated ladder towel rail.

## Outside

Allocated parking space for one vehicle and visitor parking.

Communal garden laid mainly to lawn.

Tel: 01883 712261

## Notes

Maintenance Charges £1,720PA





Road Map



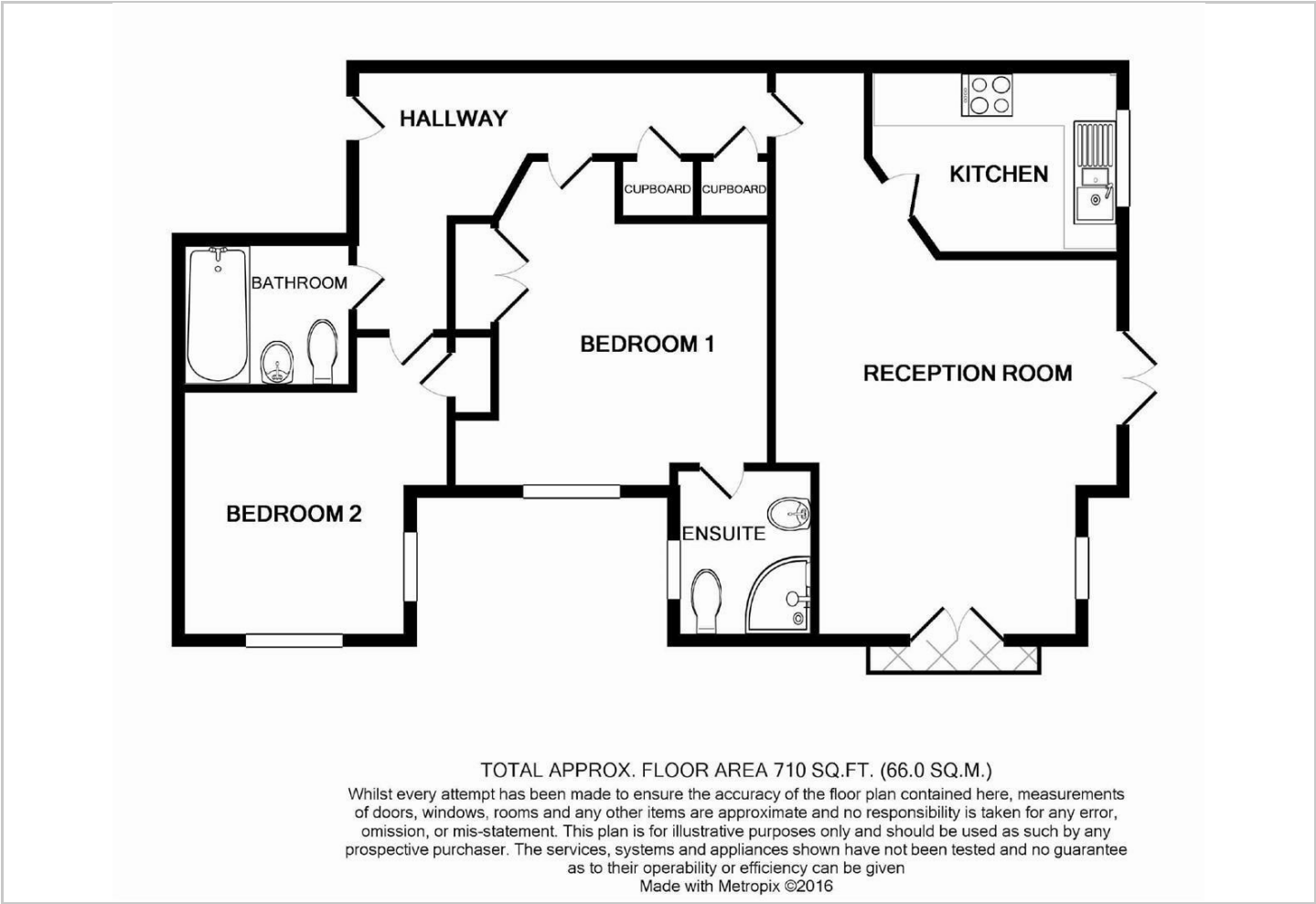
Hybrid Map



Terrain Map



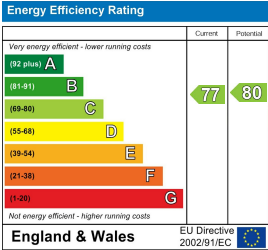
Floor Plan



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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