

Payne & Co.



13 Oakleigh Court

Church Lane Oxted RH8 9PT

Leasehold

£375,000



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Situation

In a central position adjoining the town centre with attractive views over Master Park. 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 right. Oakleigh Court is on the right hand side and take the first entrance door after the roundabout.

To Be Sold

A first floor apartment benefiting from a private balcony enjoying attractive views over Master Park. The property has just been redecorated throughout and has newly fitted carpet. The apartment enjoys ample storage, a lift, large garage and is available to the market with no onward chain. The apartment is approached by stairs or lift and an entry phone security system is in operation.

'L' Shaped Entrance Hall

Built-in shelved cupboard, built-in cloaks cupboard and airing cupboard housing hot water cylinder.

Open Plan Lounge/Dining Room

Double aspect room, double glazed sliding patio door leading to private balcony with attractive views over Master Park.

Kitchen

Wood faced units comprising single bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards, Neff washing machine and Bosch tumble dryer, integrated slimline dishwasher, 4 ring Neff induction and stainless steel NEFF oven below, cooker hood, integrated fridge/freezer.

Bedroom One

Built-in double wardrobe cupboard, built-in shelved cupboard with outlook over Master Park.

Bedroom Two

Built-in wardrobe cupboard, outlook over Master Park.

Shower Room

Large walk-in shower cubicle with Mira electric shower, low suite w.c, bidet, vanity unit, chrome heated ladder towel rail, part tiled walls.

Outside

Single garage complete with power and

Tel: 01883 712261

up-and-over door. Ground floor storage cupboard. External dustbin store. Visitors parking. Small area of communal garden.

Notes

Lease extended in 2006 to 189 years from December 25th, 1972 - 136 years left on the current lease.

Ground Rent £100.00 per annum.

Service Charge £4381.32 (Includes Insurance)

Tandridge District Council Tax Band E



Road Map



Hybrid Map



Terrain Map



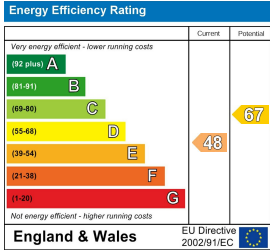
Floor Plan



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.