



## 26 Beatrice Lodge

Beatrice Road Oxted RH8 0QH

Share of Freehold

£220,000



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## **Situation**

In a most convenient location within walking distance of Oxted town centre. Waitrose and Sainsbury supermarkets, local churches, library, cinema and mainline railway station with frequent services to East Croydon and London.

## **Location/Directions**

From Oxted Station entrance on Station Road East turn left and then take the first turning right onto Beatrice Road where the property will be found on the left hand side.

## **To Be Sold**

A second floor apartment within a popular assisted development, and conveniently positioned for the town centre and shops and benefits from a separate kitchen, double glazed windows and gas central heating.

## **Communal Entrance Hall**

Stairs and lift to each floor.

## **Front Door to Inner Hallway**

Wall mounted electric meter in the communal hall just outside the front door. Side aspect window. deep built-in useful storage, partly shelved, fuse board and automatic light. Wall mounted integrated call and door entry system and emergency pull cord. Doors to;

## **Lounge**

Two double glazed windows, Adams style

fireplace with electric coal effect fire, central ceiling light and two wall uplighters, ample power points and wall mounted room thermostat, door to;

## **Separate Kitchen**

Double glazed window with recessed sill and views towards Station Road East and neighbouring garden, laminate work surfaces with inset one and half bowl drainer and mixer tap, base drawers and cupboards with match wall cupboards, freestanding double oven, and upright fridge freezer, radiator, ceiling strip light and heating controls, laminate tile effect flooring.

## **Bedroom**

Double glazed window with view towards communal garden, built-in wardrobe cupboards with shelves and hanging rail also housing Worcester gas fired central heating boiler, radiator,

## **Shower Room**

White suite of w.c with hidden cistern and button flush, wash hand basin with mixer tap all within a unit including storage, walk-in shower with glass shower screen, wall mounted shower with controls, handrails and shower seat, heated towel rail, non-slip flooring.

## **General Facilities**

Two house managers responsible for the general

management and day-to-day running of Beatrice Lodge.

Sheltered security - each flat is fitted with an alarm call service when the house managers are absent.

Residents' Lounge - a large comfortable room with adjacent kitchen. Morning coffee and afternoon tea available for residents on weekdays supervised by the house managers.

Laundry room - located on the first floor with washing machines, tumble dryers and ironing facilities; the use of these appliances is included in the service charge.

Guest Suite - located on the ground floor and available for residents' guests at a nominal charge for short term visits.

Communal garden - paved sun terrace with seating area, lawn and well stocked flower borders.

Communal parking generally available.

### **Maintenance**

This is approximately £3,300 per annum including water rates and building insurance, payable half yearly (£1,650)

Please be aware that there is a "transfer fee" payable upon completion to be made payable to Beatrice Lodge Ltd of 1.5% of the the sale price.

### **Tandridge District Council Tax Band C**



Road Map



Hybrid Map



Terrain Map



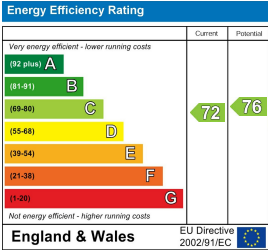
Floor Plan



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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