

# Payne & Co.



## Flat 14, Beatrice Lodge Beatrice Road, Oxted RH8 0QH

£210,000



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## Situation

Beatrice Lodge boasts one of the best locations in Oxted, ideally placed within walking distance of Waitrose and Sainsbury supermarkets, local churches, library, cinema, leisure centre, bus-stops, 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

Located in this popular assisted retirement development, conveniently positioned for the town centre requiring some updating and re-decoration and benefiting from a separate kitchen.

## Entrance Hall

Deep built-in storage cupboard, doors to.

## Living Room

Adam style fireplace, two windows overlooking the garden area.

## Separate Kitchen

One and a half bowl single drainer sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards, space for cooker and fridge/freezer, window overlooking garden area.

## Bedroom

Outlook over communal garden, built-in wardrobe cupboard, one with gas fired central heating boiler.

## Bathroom

Coloured suite of enclosed bath with mixer tap and hand shower attachment, pedestal wash hand basin, low suite w.c, tiled walls.

## Outside

To the rear of the property is an attractive and secluded garden with paved patio and plenty of seating, a further small patio approached by several steps, raised area of lawn with flower and shrub borders.

## Maintenance Charge

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.

## 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

Tel: 01883 712261

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.

The residents of Beatrice Lodge do not pay ground rent. Each resident owns a share of the freehold company, Beatrice Lodge Limited - further details available from the managing agent, Payne & Co Limited.

Prospective purchasers are advised that Beatrice Lodge is not a care home and will be required to satisfy the directors at interview before purchase that they are capable of independent living.

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



Road Map



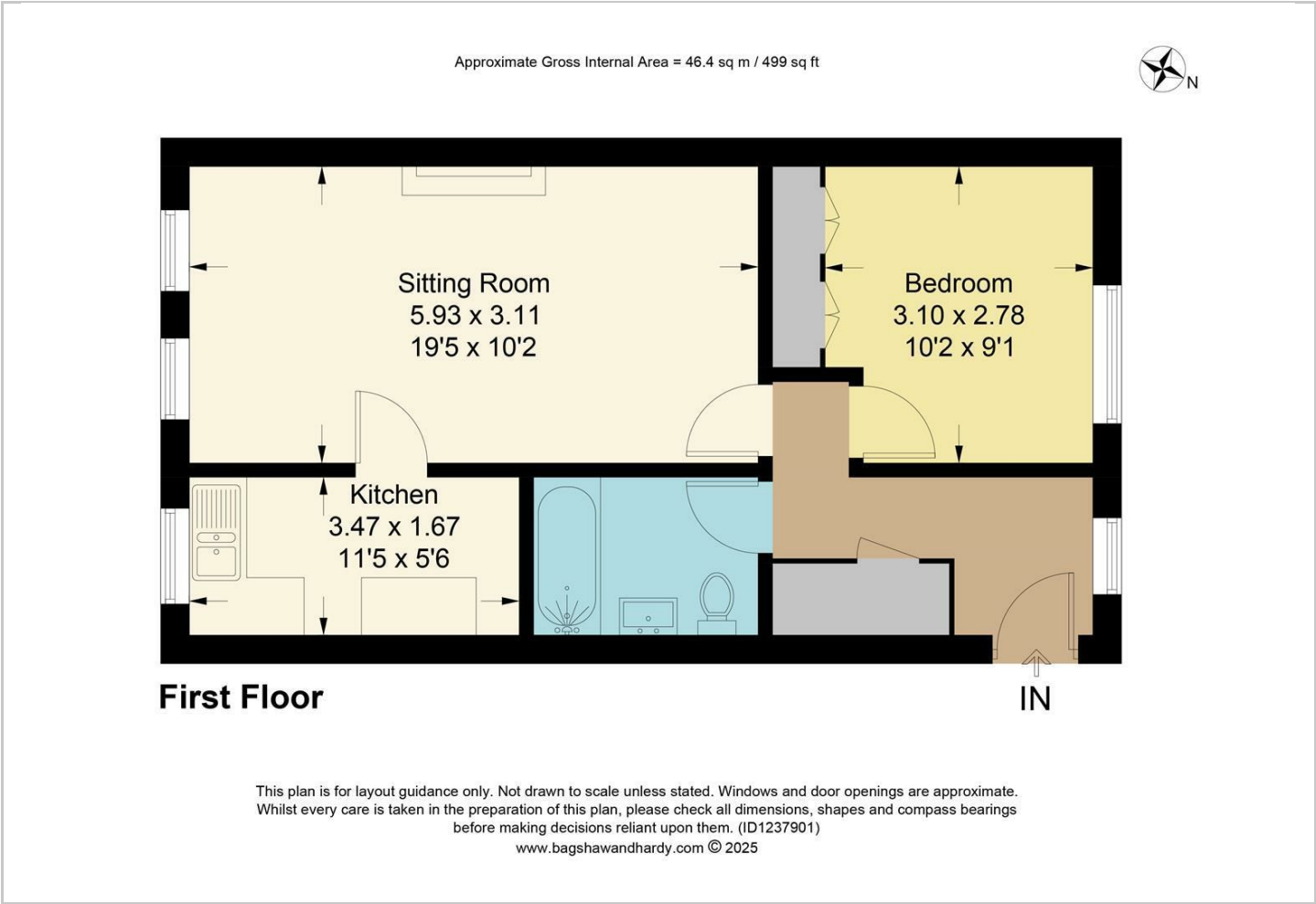
Hybrid Map



Terrain Map



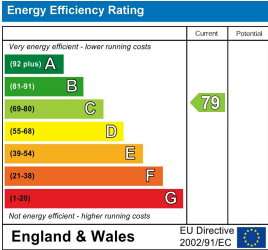
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.