



2 Master Close

Oxted RH8 9NA

Leasehold - Share
of Freehold

Guide Price £300,000



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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/Direction

From our office proceed down Station Road West and turn right at the roundabout. Master Close will be found a short distance along on the right hand side.

To Be Sold

A ground floor flat now in need of modernisation, benefiting from double glazed windows and electric heating and garage in block close by. The property enjoys an attractive outlook over Master Park.

Communal Front Door

Front Door

Leading to.

Hallway

Double glazed window overlooking Master Close gardens, high level cupboard housing electric meter and fuse board, low level shelved cupboard, parquet flooring, electric radiator.

Kitchen

Double glazed window overlooking Master Close gardens, dated units comprising base units with matching wall units, integrated oven and hob, space for upright fridge/freezer, laminate work surfaces, hatch to dining area, stainless steel sink and drainer with mixer tap, large shelved cupboard with plumbing available for washing machine.

Lounge/Dining Room

Large front aspect double glazed window overlooking Master Park, parquet flooring, electric radiator, hatch to kitchen, door to.

Inner Lobby

Full height shelved cupboard, airing cupboard housing hot water cylinder, doors to.

Bedroom

Front aspect double glazed window overlooking Master Park, electric radiator, parquet flooring.

Bedroom

Rear aspect double glazed window with outlook over Master Close gardens, electric radiator, built-in wardrobe cupboard, parquet flooring.

Tel: 01883 712261

Shower Room

Rear aspect double glazed frosted window, dated white suite of low suite w.c, pedestal wash hand basin, large walk-in shower with wall mounted Triton electric shower, heated towel rail, part tiled walls and tiled floor.

Outside

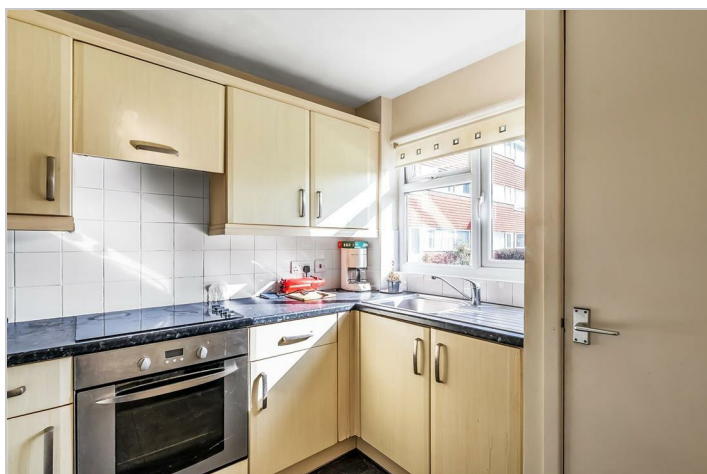
Use of communal gardens with lawns, flower borders etc. Garage (no.3) en block closeby.

Notes

Maintenance Charge £1,890 PA

Transfer Fee of £500 due upon completion.

Tandridge District Council Tax Band C



Road Map



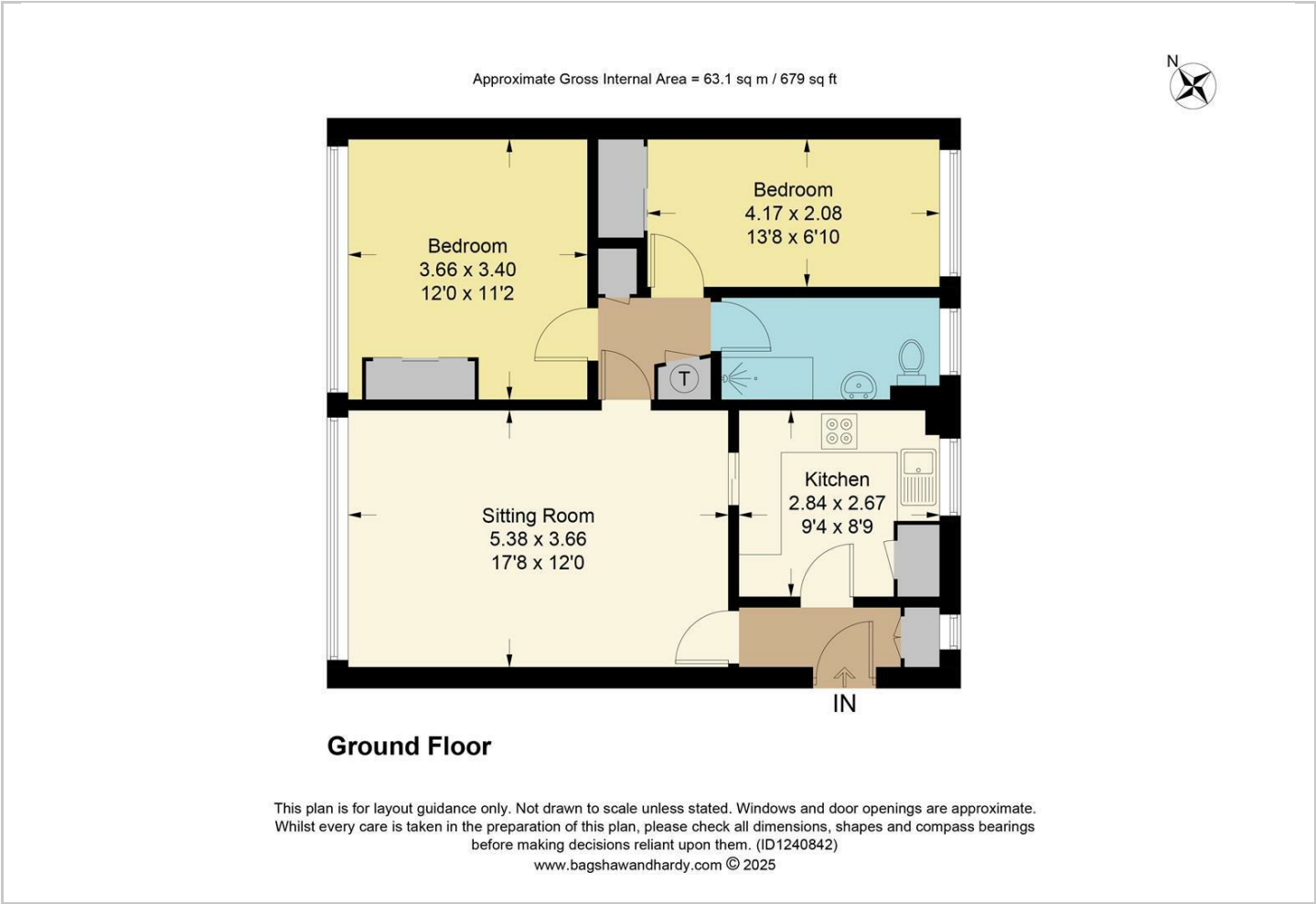
Hybrid Map



Terrain Map



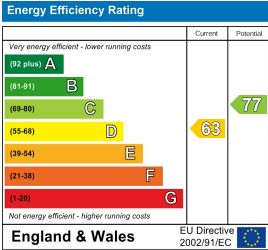
Floor Plan



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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