

Payne&Co.



**11 Stack House West Hill
Oxted RH8 9JA**

£449,950

Share of Freehold



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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 to East Croydon and London. 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 take the left hand turning into East Hill Road. Proceed to the junction with the A25 and turn right on to West Hill. Stack House is located almost immediately on the left hand side.

To Be Sold

A spacious ground floor apartment within a prestigious address offering generous accommodation and benefiting from a private balcony and garage. The property requires general modernisation and is available to the market with no onward chain.

Enclosed Entrance Porch

Meter cupboard.

Spacious Entrance Hall

Wall mounted video entry phone system, built-in

airing cupboard housing hot water tank, three built-in storage cupboards.

Living Room

Sliding patio door leading to private balcony with attractive outlook over communal gardens and grounds.

Kitchen/Breakfast Room

Good size room comprising one and a half bowl single drainer sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards, integrated four ring electric hob with cooker hood above, plumbing available for washing machine and dishwasher, integrated double oven, space for upright fridge/freezer, attractive outlook over communal gardens and grounds.

Bedroom One

Front aspect window, twin built-in wardrobe cupboards with sliding doors.

En-Suite Bathroom

Colour suite of enclosed bath with mixer tap, low suite w.c, bidet, pedestal wash basin.

Bedroom Two

Built-in double wardrobe cupboard with sliding doors, rear aspect window without over rear garden.

Family Shower Room

Enclosed shower cubicle, low suite w.c, vanity unit, fully tiled.

Tandridge District Council Tax Band G

Outside

Garage with up-and-over door with electric light. Parking area to the front of the building with adjacent communal dustbin store.

Within the entrance vestibule there is an additional secure storage area.

The well screened gardens and grounds are a particular feature extending overall to approximately 1.5 acres with an abundance of mature plants, shrubs and trees, well maintained lawns, formal flower beds with roses, specimen trees.

Outdoor Swimming Pool

Notes

Annual Service Charge: Circa £5,200pa - full details to be confirmed

Additional payment for 'pipes, water supply and waste - £170pa.



Road Map



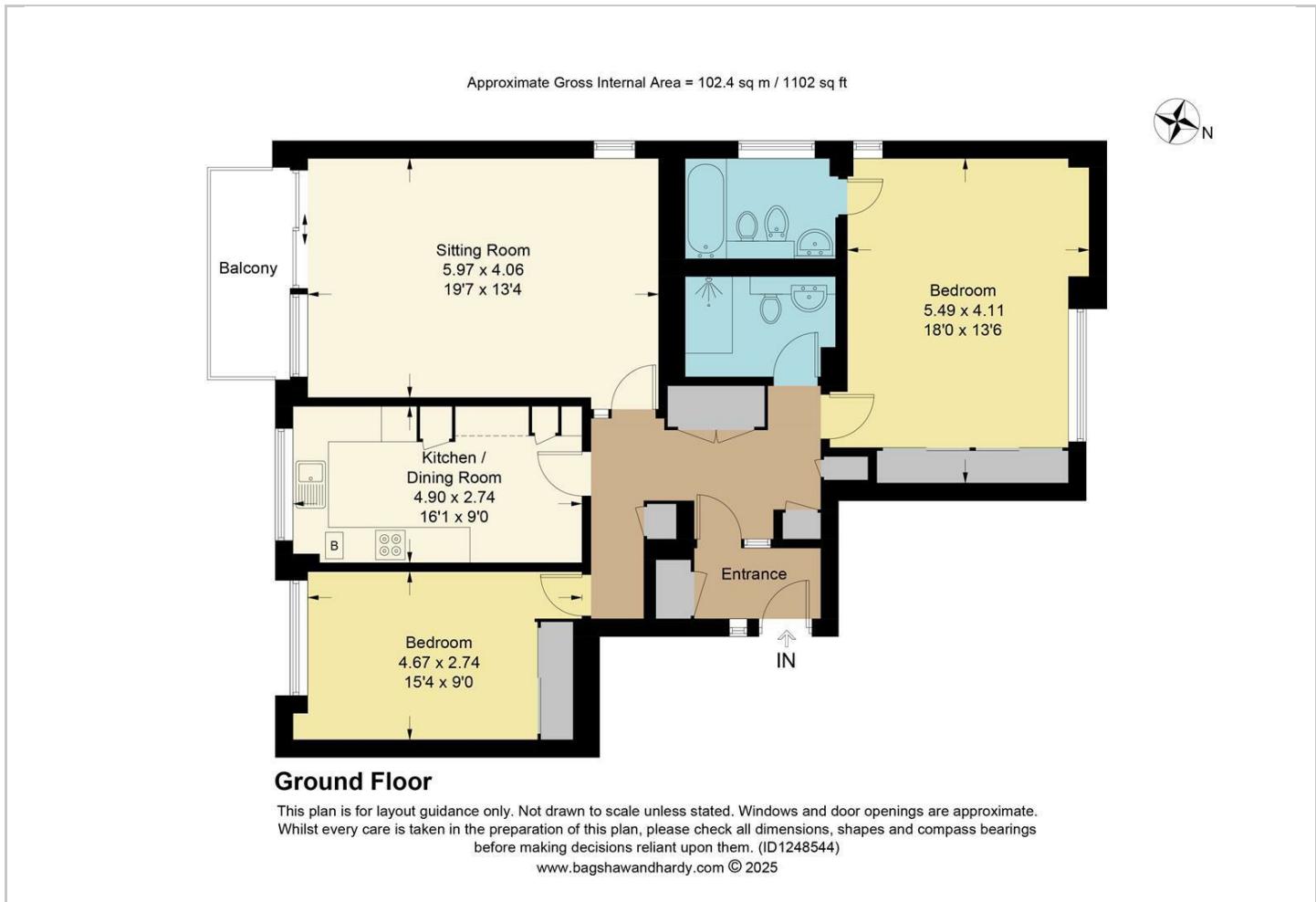
Hybrid Map



Terrain Map



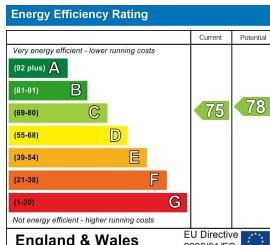
Floor Plan



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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