

# Payne & Co.



**18 Oakleigh Court Station Road West    Leasehold**  
Oxted RH8 9EY

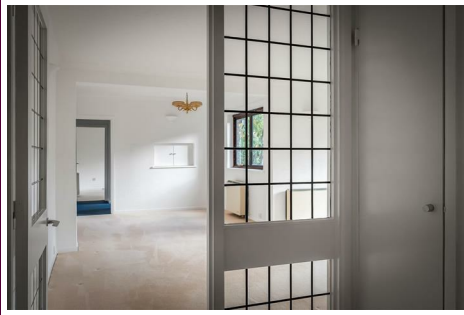
**£320,000**



# 18 Oakleigh Court Station Road West

Oxted RH8 9EY

£320,000



## 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/Directions

From our office proceed down Station Road West and the entrance to this particular block will be found on your right hand side.

## To Be Sold

A rarely available GROUND FLOOR apartment, ideally positioned in central Oxted enjoying direct access in to garden. The property has just been subject to redecoration throughout and now offers bright and airy accommodation and is available with NO ONWARD CHAIN.

## Entrance Hall

Built-in airing cupboard housing hot and cold water tanks, built-in storage cupboard.

## Bedroom One

Double glazed and secondary glazed window to front, wardrobe recess.

## Shower Room

Large walk-in shower cubicle, pedestal wash basin, low suite w.c, fully tiled walls.

## Open Plan Lounge/Dining Room

Double glazed sliding patio door leading to garden, serving hatch to kitchen, door to;

## Kitchen

One and a half bowl single drainer stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, space for cooker with cooker hood over, space and plumbing available for washing machine, space for upright fridge/freezer, adjacent large worktop with cupboards above.

## Bedroom Two

Double glazed patio door leading to garden, full width range of half height wardrobe cupboards and storage cupboards.

## Outside

Area of garden with two paved patios, area of lawn, various shrub borders, side access to garage area, allocated parking space close by, and visitors' parking available. Ground floor storage cupboard.

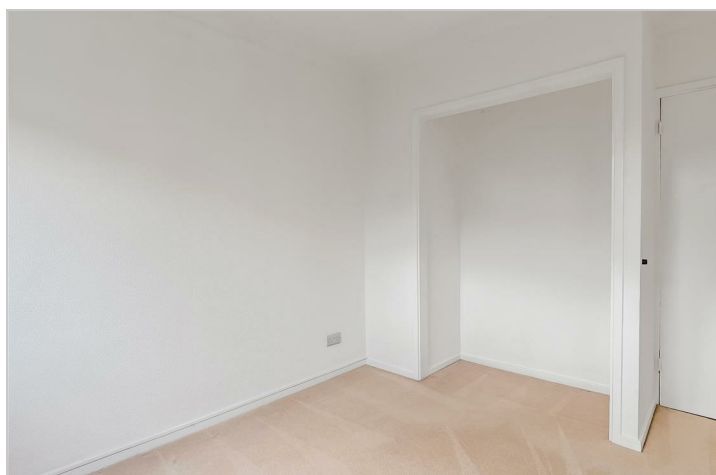
## Notes

Lease Details: there is a balance of 189 years commencing December 1972 (137 remaining)  
Ground Rent: £50.00 payable 6 monthly.

Tel: 01883 712261

Maintenance: 6 months from 28th September 2025 is £1,257.33.

**Tandridge District Council Tax Band E**



Road Map



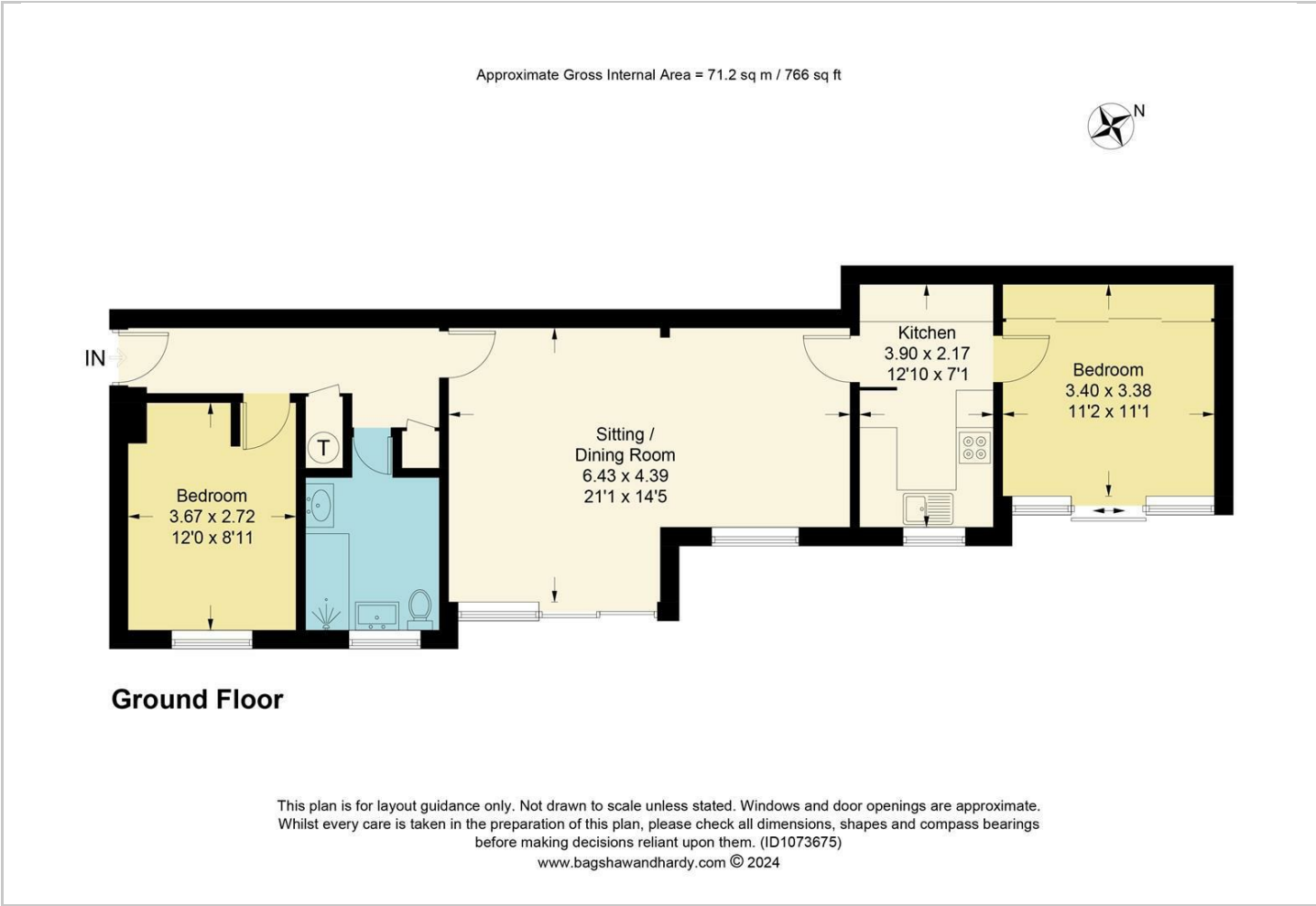
Hybrid Map



Terrain Map



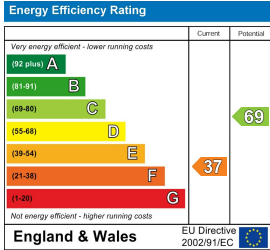
Floor Plan



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.