Payne&Co.



29 Master Close

Oxted RH8 9NA

Leasehold - Share of

£285,000

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Oxted RH8 9NA

£285,000





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 to the roundabout, turn right into Church Lane with Master Park on your left hand side. After a short distance Master Close will be seen on the right hand side and the entrance to the block is immediately in front of you at the far end of the close.

To Be Sold
A ground floor flat in a popular private close being extremely convenient for Oxted town centre, schools and mainline station. NO ONWARD CHAIN

Entrance Hall

Kitchen
Single bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards, space for cooker, plumbing available for washing machine, space for upright fridge freezer, built-in cupboard housing gas fired central heating boiler.

Lounge/Dining Room
Large picture window overlooking communal garden, serving hatch to kitchen.

Inner Hallway
Two built in storage cupboards.

Bedroom One
Large picture window overlooking communal garden.

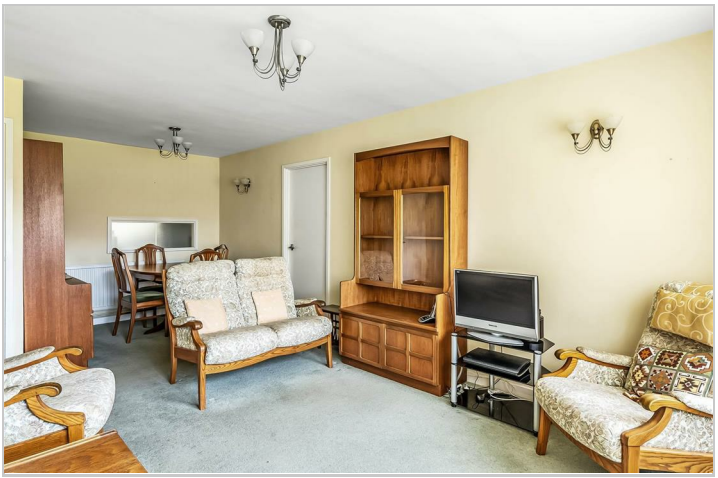
Bedroom Two
Built-in double wardrobe cupboard.

Shower Room
Enclosed shower cubicle, pedestal wash basin, low suite w.c, part tiled walls.

Outside
Communal gardens laid predominantly to lawn with various shrub borders. Permit parking is available.

Notes
Maintenance Charge per year £1856.00
Transfer Fee of £400 due upon completion.
No Ground Rent Payable

Tandridge District Council Tax Band C









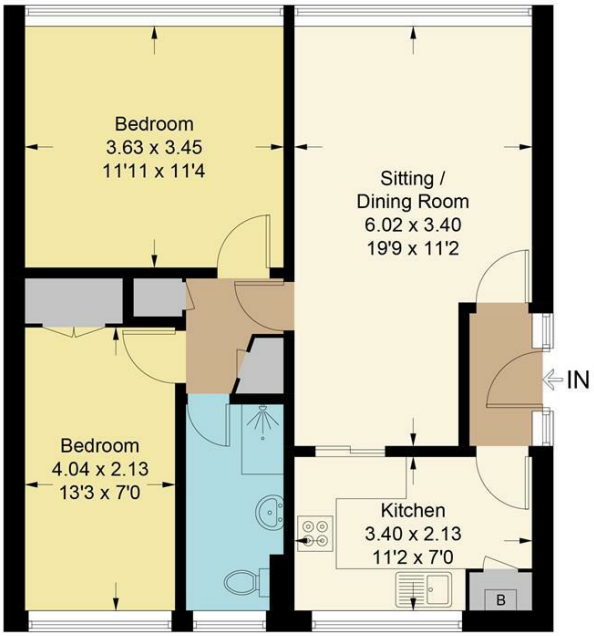
Road Map



Floor Plan

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 60.7 sq m / 653 sq ft



Ground Floor

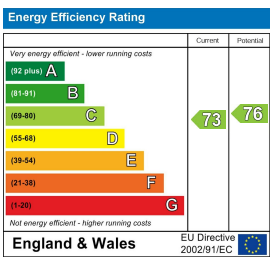
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1183719)

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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.

11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com