

# Payne & Co.



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

**£335,000**



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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/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.

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

Approximate Gross Internal Area = 71.2 sq m / 766 sq ft



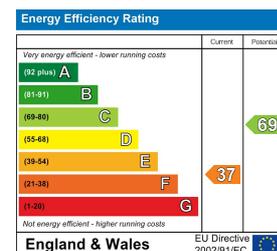
### Ground Floor

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. (ID1073675)  
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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



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