

# Payne & Co.



## 12 Beatrice Lodge

Beatrice Road Oxted RH8 0QH

Share of Freehold

£159,995



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## Situation

Located in a convenient position on a residential road in the centre of Oxted. The 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 Oxted Station entrance on Station Road East turn left and then take the first turning right onto Beatrice Road where the property will be found on the left hand side.

## To Be Sold

A spacious and west facing, first floor apartment located within a purpose built, assisted development with communal lounge and garden, security entry phone, laundry and lift/staircase to each floor. Offered with vacant possession, the accommodation comprises:

## Entrance Hall

Walk-in storage cupboard with hanging and shelves.

## Open Plan Living Room / Kitchen

Large west facing window overlooking lawned

communal garden to the side, Adam style fireplace with marble insert & hearth, gas heating boiler. Open to:

A well designed kitchen incorporating a breakfast bar, a range of co-ordinating wall and base units, sink with mixer tap, white laminate worktops and space for appliances.

## Shower Room

Modern double width shower cubicle with seat and glazed sliding door, pedestal wash hand basin with mixer tap, low suite w.c, wall mounted storage cupboard and mirror storage unit, tiled walls.

## Bedroom

Side aspect, fitted double and single wardrobe cupboards with hanging rails and shelving.

## Outside

To the rear of the property is an attractive and secluded garden with paved patio and plenty of seating, a further small patio approached by several steps, raised area of lawn with flower and shrub borders.

## General Facilities

Two house managers responsible for the general management and day-to-day running of Beatrice Lodge.

Sheltered security - each flat is fitted with an

alarm call service when the house managers are absent.

Residents' Lounge - a large comfortable room with adjacent kitchen. Morning coffee and afternoon tea available for residents on weekdays supervised by the house managers.

Laundry room - located on the first floor with washing machines, tumble dryers and ironing facilities; the use of these appliances is included in the service charge.

Guest Suite - located on the ground floor and available for residents' guests at a nominal charge for short term visits.

Communal garden - paved sun terrace with seating area, lawn and well stocked flower borders.

The residents of Beatrice Lodge do not pay ground rent. Each resident owns a share of the freehold company, Beatrice Lodge Limited - further details available from the managing agent, Payne & Co Limited.

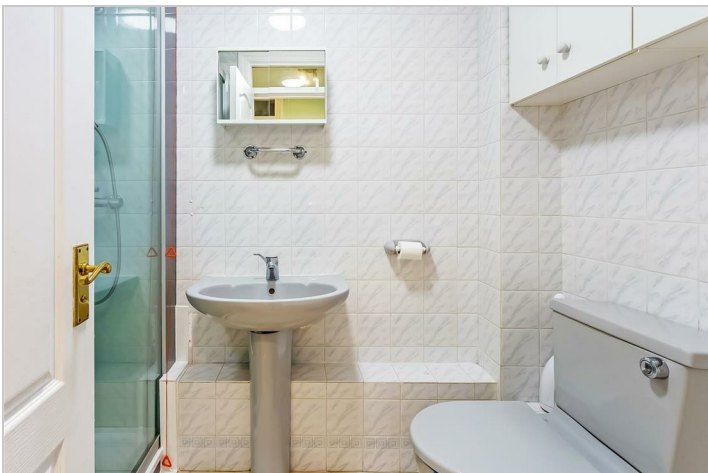
Prospective purchasers are advised that Beatrice Lodge is not a care home and will be required to satisfy the directors at interview before purchase that they are capable of independent living.

### **Maintenance**

This is £3,300 per annum including water rates and building insurance.

Please be aware that there is a "transfer fee" payable upon completion to be made payable to Beatrice Lodge Ltd of 1.5% of the the sale price.

### **Tandridge District Council Tax Band C**



## Road Map



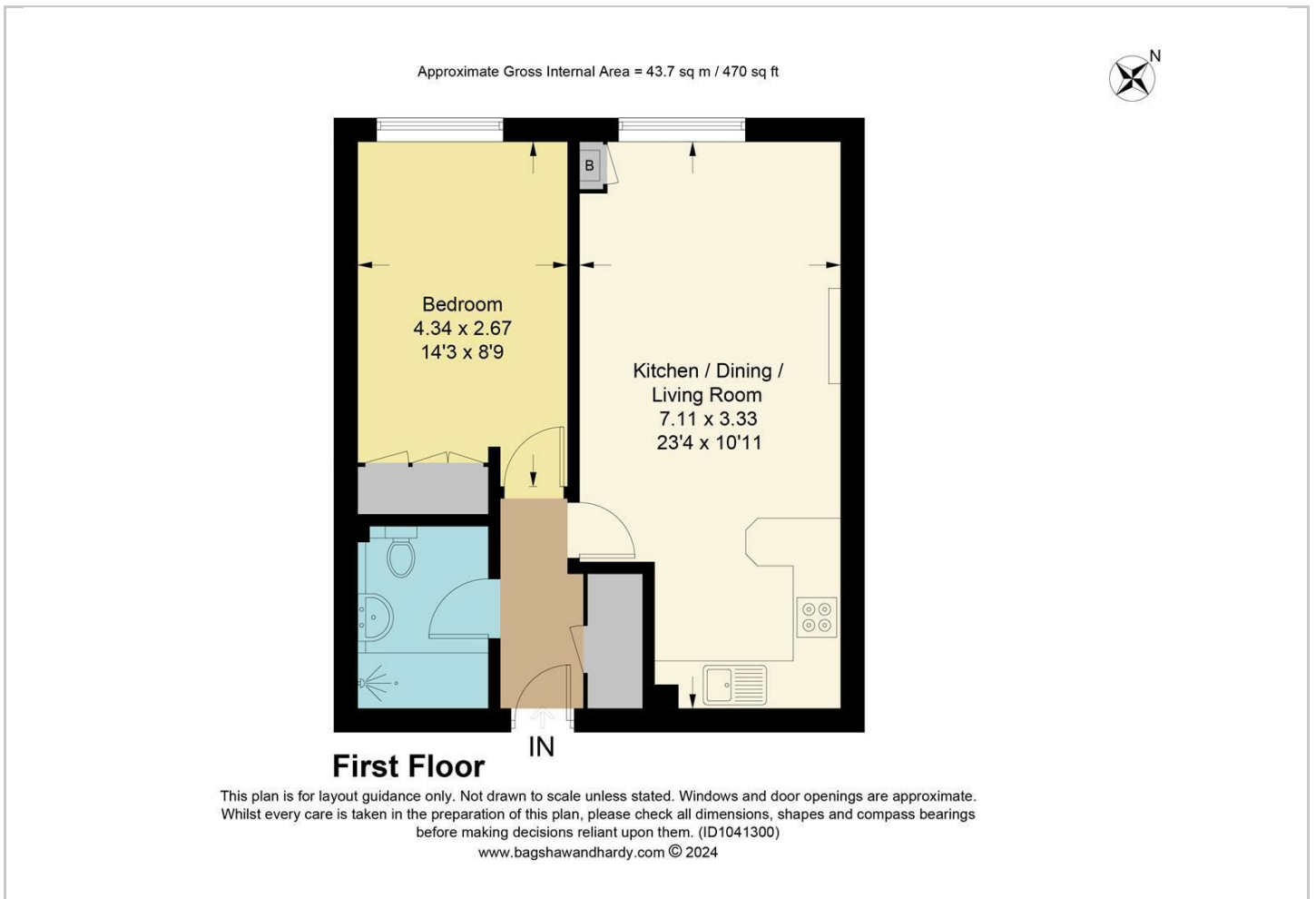
## Hybrid Map



## Terrain Map



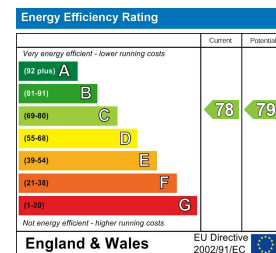
## Floor Plan



## 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



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.