

# Payne&Co.



**16 Oakleigh Court Church Lane**

Oxted RH8 9PT

**Leasehold**

**£345,000**



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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/Direction**

From our office proceed down Station Road West to the roundabout and turn right. You will pass the Hoskins development then take the first communal entrance door on the right into Oakleigh Court.

## **To Be Sold**

A top floor (3rd floor) light and airy apartment ideally positioned in central Oxted and within a short walk of the main line station. Now requiring some updating and redecoration. Benefits include a private balcony, garage, a very secure internal storage room on the ground floor, small communal garden and excellent views of Master Park. The accommodation approached from a staircase or lift comprises:

## **Communal Entrance**

Stairs and lift to third floor.

## **Front Door**

Leading to;

## **Hallway**

Electric radiator, range of integral storage cupboards and fixed shelving unit.

## **Bathroom**

Rear aspect double glazed frosted window, white suite of enclosed bath with wall mounted electric Mira shower over, W.C, bidet, pedestal wash hand basin, heated towel rail, tile effect vinyl flooring, eye level storage unit.

## **Main Bedroom**

Front aspect double glazed window with 180 degree views of Master Park, built-in double wardrobe cupboard with hanging rail and eye level shelf, electric wall heater with room thermostat control.

## **Second Bedroom**

Front aspect double glazed window with 180 degree views of Master Park, built-in single wardrobe cupboard with hanging rail and eye level storage, electric wall heater.

## **Kitchen**

Rear aspect double glazed window, wood effect work surfaces, inset single bowl sink with drainer and mixer tap, base level drawers and cupboards

and matching wall cupboards, freestanding fridge/freezer, electric cooker with hood, washing machine, wall mounted electric heater, hatch to living room.

### **Lounge/Dining Room**

One storage heater and one combined storage heater/electric fire, Rear aspect double glazed window and front aspect double glazed sliding patio doors leading to;

### **Balcony**

Attractive 180 degree outlook over Master Park, views towards the 12th century St. Mary's Church and picturesque North Downs.

### **Single Garage**

### **Outside**

External bin store, visitors parking and communal garden.

### **Note**

This flat is uniquely positioned to enjoy a

detached feel with only part of one wall attached to the neighbouring property.

Lease Details: there is a balance of 189 years commencing December 1972 (136 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 = 71.5 sq m / 770 sq ft



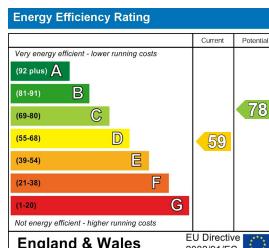
### Third Floor

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. (ID1257446)  
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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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