Payne&Co.

22 Beatrice Lodge

Beatrice Road Oxted RH8 OQH

Share of Freehold

£200,000

1 1 1 B

22 Beatrice Lodge

Beatrice Road Oxted RH8 OQH

£200,000

Situation

Beatrice Lodge boasts one of the best locations in Oxted, ideally placed within walking distance of Waitrose and Sainsbury supermarkets, local churches, library, cinema, leisure centre, bus-stops, and mainline railway station with frequent services to East Croydon and London.

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 bright and airy first floor apartment in this popular assisted retirement development, conveniently positioned for the town centre and benefiting from double glazed windows and gas central heating.

Communal Entrance Hall

A most welcoming space with stairs and lift to each floor.

Front Door to Inner Hallway

Large built-in storage cupboard with light, ample shelving, hooks for hanging coats and fuse board. There is a wall mounted integrated call and door entry system and an emergency pull cord.

Lounge/Dining/Kitchen Area

A good size bright room with front aspect double glazed window, radiator, Adams style fireplace with electric coal effect fire, ceiling light with matching wall lights, space for dining table and chairs.

Kitchen Area - Laminate work surfaces with inset stainless steel sink with drainer and mixer tap, freestanding electric oven with hob, base drawers and cupboards and matching wall cupboards providing ample storage, space for upright fridge freezer, ceiling strip light, laminate flooring.

Double Bedroom

A good size bright bedroom with front aspect double glazed window, radiator, built-in wardrobe cupboard with hanging rail and shelving. cupboard housing Worcester gas fired central heating boiler with cupboard above, radiator.

Shower Room

Large walk-in shower with wall mounted controls, handrails and glass shower screen, pedestal wash hand basin with bathroom cabinet above, w.c with dual flush button, wall mirror with light, ladder towel rail, fully tiled walls and vinyl flooring.

Maintenance

This is £3,300 per annum including water rates

Tel: 01883 712261

and building insurance, payable half yearly (£1,650)
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.

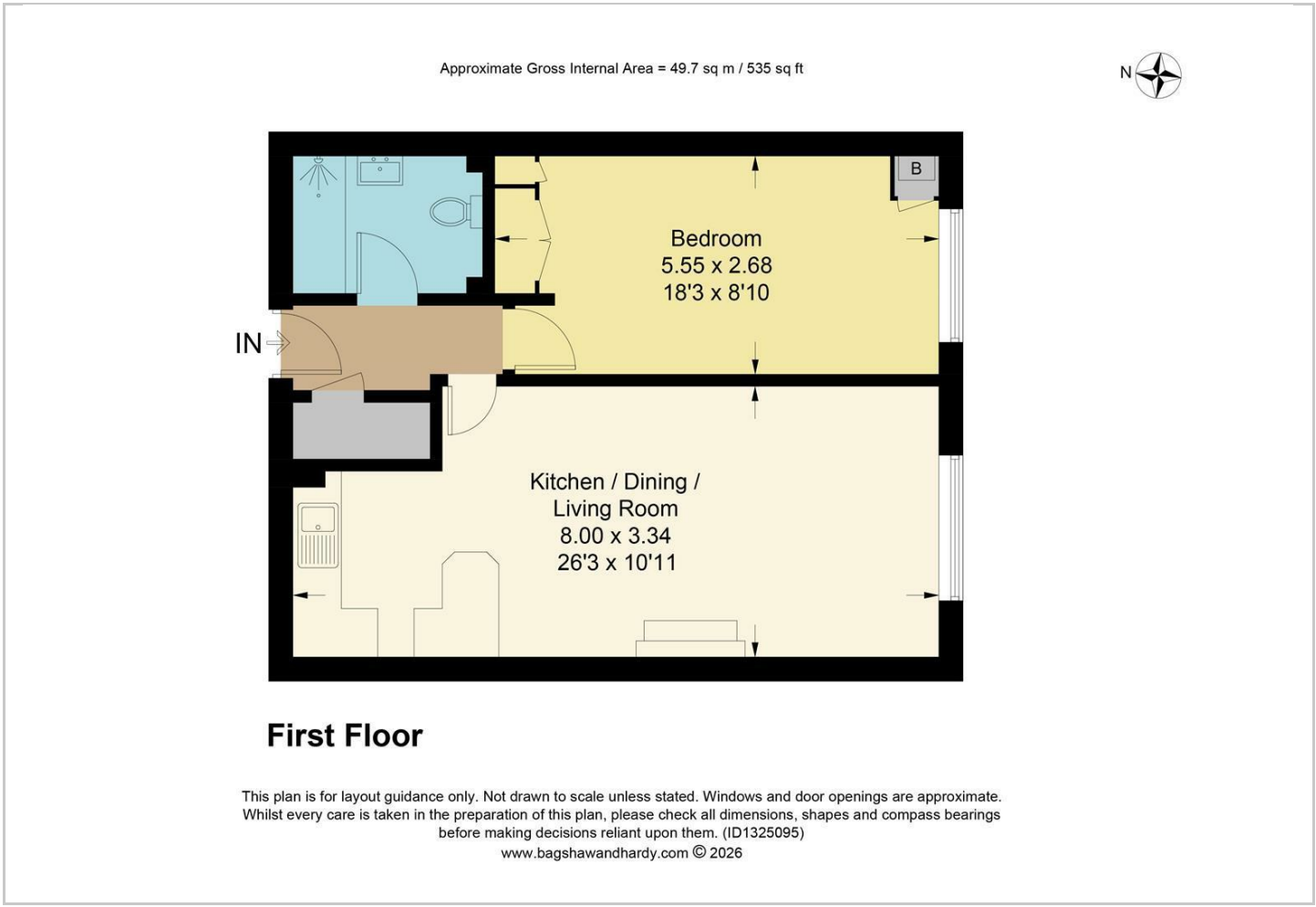
General

Eight parking spaces are available on-site based on a first come first served basis
Two house managers are 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.

Tandridge District Council Tax Band C

Road Map

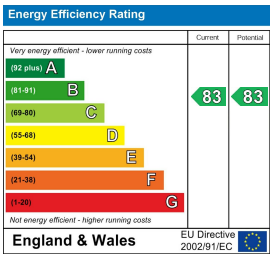
Floor Plan



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 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