Payne&Co.

17 Stack House West Hill

Oxted RH8 9JA

Share of Freehold

£600,000

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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 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 our office proceed down Station Road West to the roundabout and take the left hand turning into East Hill Road. Proceed to the junction with the A25 and turn right on to West Hill. Stack House is located almost immediately on the left hand side.

To Be Sold

A thoughtfully refurbished and spacious 3rd floor luxury apartment located in the prestigious development of Stack House. The property benefits from a lift to each floor, ample storage and a south facing balcony which enjoys extensive and attractive views over the garden and grounds which extend overall to approximately 1.5 acres. There are also far reaching views to the South. The apartment is being sold with no onward chain.

Entrance Vestibule

Built-in storage cupboard housing meters.

Reception Hallway

Large airing cupboard housing hot water cylinder and fully shelved, two built-in storage cupboards, wall mounted entry phone system.

Lounge

Double glazed sliding patio door leading to private balcony with views over the gardens and grounds as well as far reaching southerly views.

Kitchen

Modern and extensive range of gloss cupboards comprising one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard housing and plumbing available for washing machine, base drawers and cupboards, wall mounted cupboards, cupboard housing gas fired central heating boiler, integrated Bosch double oven and matching microwave, breakfast bar area, integrated fridge/freezer, rear aspect window with attractive and far reaching views.

Bedroom One

Full width range of fitted wardrobe cupboards with sliding doors, front aspect window.

En-Suite Bathroom

Modern white suite of enclosed bath with mixer tap and hand shower attachment, low suite w.c, vanity unit, heated towel rail.

Tel: 01883 712261

Bedroom Two
Partial views of the North Downs, range of fitted wardrobe cupboards with sliding doors.

Bedroom Three/Dining Room
Far reaching southerly views, fitted display unit, low level cupboards and glazed display units, rear aspect window, built-in storage cupboard.

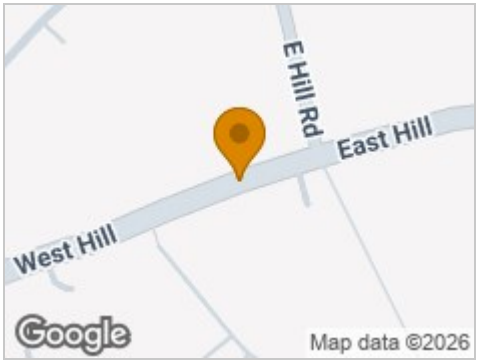
Shower Room
Full width shower cubicle with hand shower attachment, vanity unit, low suite w.c, fitted furniture, heated towel rail.

Outside
Ground floor storage cupboard, garage with automatic up and over door and electric light, guest parking and dustbin store.
The garden and grounds overall extend to approximately 1.5 acres, a mature setting with an abundance of flowering plants, shrubs, mature specimen tress and is well screened offering privacy from neighbouring properties together with a communal heated swimming pool.

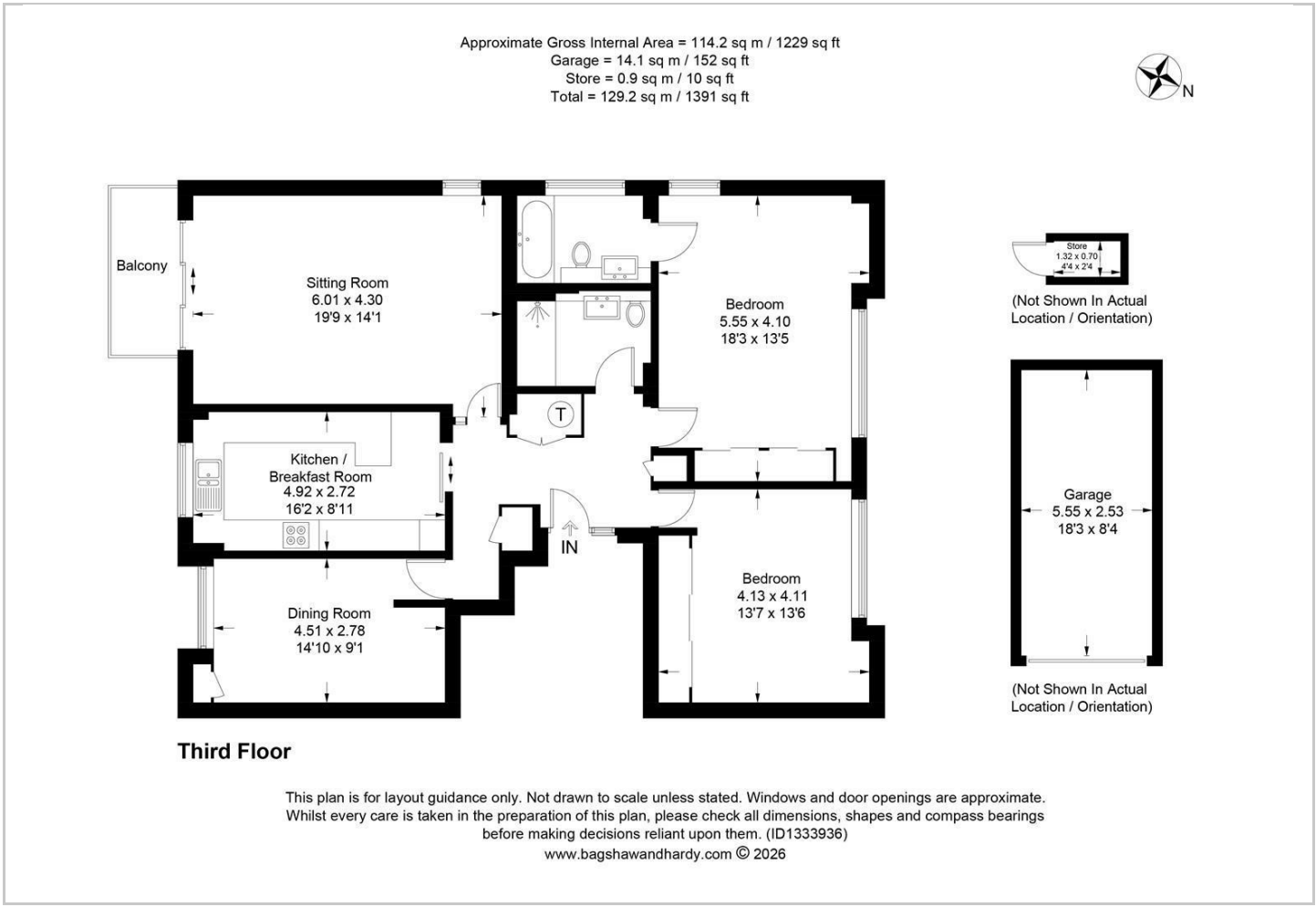
Note
Annual Service Charge: Circa £5,300 pa
An additional payment for 'pipes water supply and waste' £170 pa.

Tandridge District Council Tax Band G

Road Map



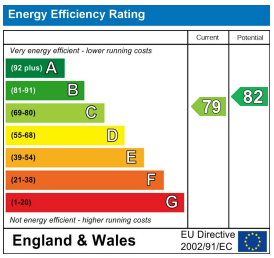
Floor Plan



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



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