

# Payne&Co.



**9 Barnetts Shaw  
Oxted, RH8 0NT**

A spacious ground floor flat with direct access into the communal garden being sold with no onward chain.

**£255,000**

**Leasehold**

# 9 Barnetts Shaw

, Oxted, RH8 0NT



- 2 Bedrooms
- Kitchen

- Entrance Hall
- Living Room

- Bathroom
- Communal Gardens

## Situation

The property is located within ten minutes walking distance of Oxted mainline railway station (London 40 mins) and Oxted centre itself, which offers a wide range of shopping facilities together with supermarkets, restaurants, leisure pool complex, cinema and library. Both private and state junior schools together with Oxted School are present within the area. A wide variety of sporting and recreational facilities are available within the area including golf clubs and equestrian sites. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, the Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

## Location/Directions

For SatNav use: RH8 0NT

Turning into Barnett's Shaw from the Chalkpit Wood end, the property will be found immediately on the right hand side.

## To Be Sold

A spacious ground floor flat with direct access into the communal garden being sold with no onward chain. The lease has been extended and now has approximately 175 years remaining.

## Entrance Hall

Spacious entrance hall with three built-in storage cupboards, built-in airing cupboard housing hot water cylinder.

## Living Room

Electric heater, casement door leading to rear garden.

## Kitchen

One and a half bowl single drainer sink unit with mixer tap, base drawers and cupboard, matching wall mounted cupboards, plumbing available for washing machine, inset 4 ring electric hob with cooker hood above, integrated oven, space for upright fridge freezer, breakfast bar area.

## Bedroom One

Built-in wardrobe cupboard, electric heater, window overlooking garden.

## Bedroom Two

Electric heater, front aspect window.

## Bathroom

Enclosed bath with Triton electric shower above, pedestal wash basin, low suite w.c, chrome heated ladder towel rail.

## Outside

Brick built garden shed, communal gardens including paved patio.

## Notes

Lease term - 220 years starting 1 October 1980 - 175 years remaining (extended 30/01/2023)

Service Charge - £865.43 p.a.

Insurance payable to Tandridge Council £242.79 p.a.

Ground Rent - £10.00

**Tandridge District Council Tax Band C**

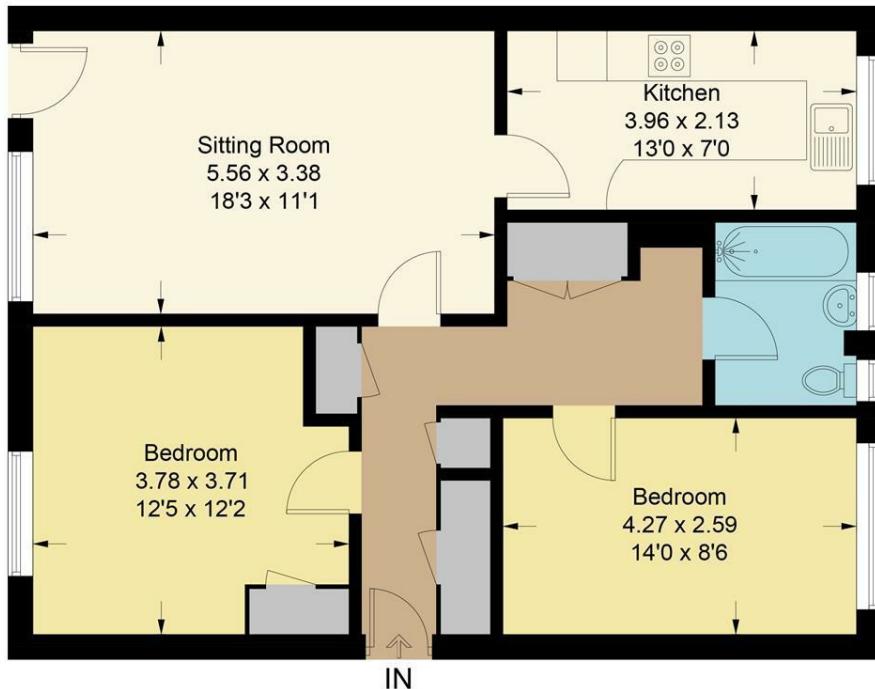


## Directions



## Floor Plan

Approximate Gross Internal Area = 72.0 sq m / 775 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. (ID1267200)  
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| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         | 76        |
| (55-68) D  |                         |           |
| (39-54) E  | 57                      |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |