

Payne & Co.



20 Beatrice Lodge

Beatrice Road Oxted RH8 0QH

Share of
Freehold

£215,000



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Situation

In a most convenient location within walking distance of Oxted town centre which include Waitrose and Sainsbury supermarkets, local churches, library, cinema and mainline railway station with frequent services to East Croydon and London.

Location/Directions

From Oxted railway station entrance on Station Road East proceed in a northerly direction and Beatrice Road will be found after a short distance on the right hand side. Beatrice Lodge is located on the left.

To Be Sold

A first floor flat within a purpose built development benefiting from double glazed windows, gas central heating. A range of facilities within Beatrice Lodge include two house managers, resident's lounge, guest suite for visitors at a nominal charge and security entry phone system. The flat can be accessed by a staircase or lift. The accommodation with approximate dimensions comprises:

Entrance Hall

Built in storage cupboard.

Lounge/Kitchen

Lounge area with Adams style fireplace, wall light points, opening to kitchen; John Lewis kitchen, corian worktops, single bowl integrated drainer,

integrated appliances including AEG electric oven, fridge and freezer, two ring electric hob with cooker hood above, range of wall mounted cupboards.

Bedroom

Range of built in wardrobe cupboards, fitted cupboard housing gas fired central heating boiler.

Shower Room

Walk-in shower, pedestal wash hand basin, low suite w.c., tiled walls.

Outside

Sun terrace, communal garden with lawn well stocked borders.

Note

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.

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.

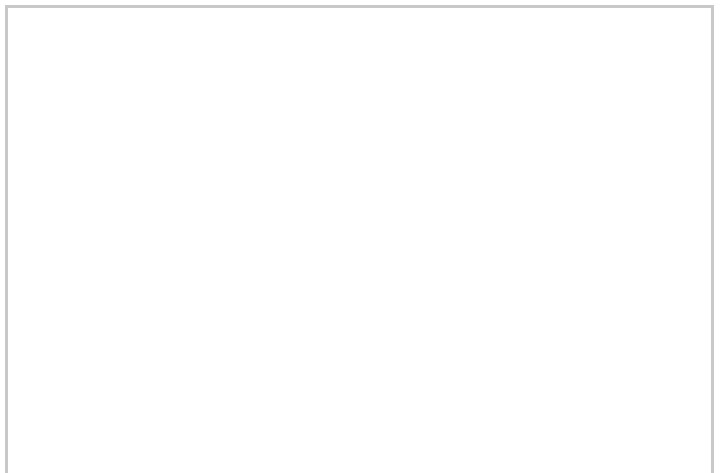
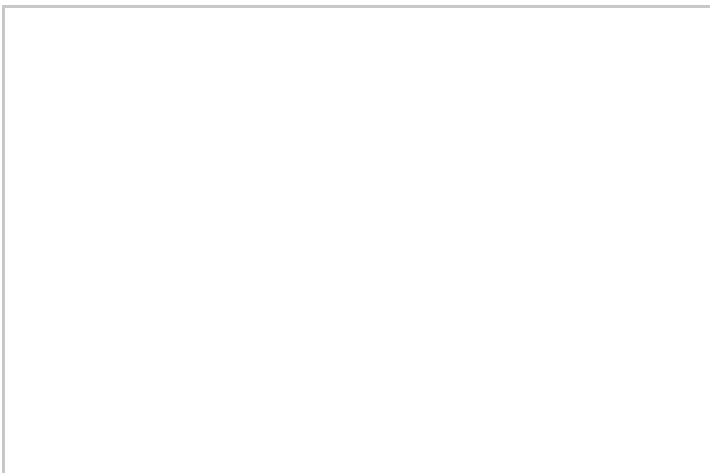
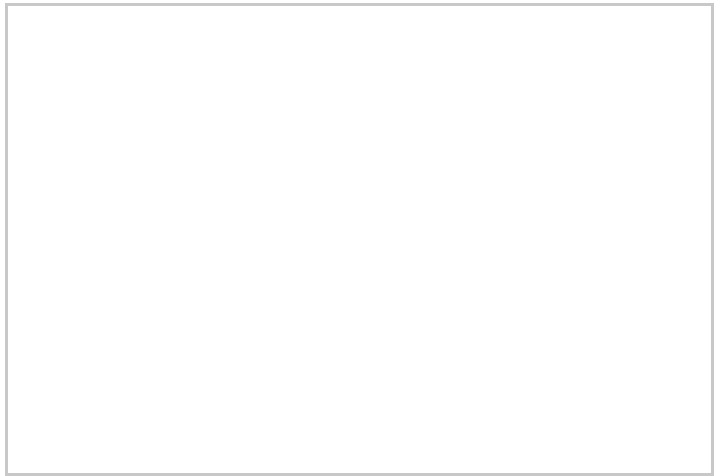
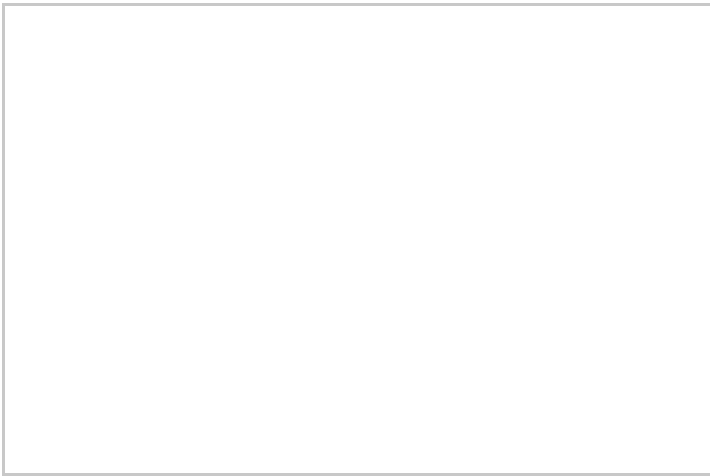
Guest Suite - located on the ground floor and available for residents' guests at a nominal charge for short term visits.

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

Communal parking generally available.

Maintenance Charge

This is approximately £2,900 per annum including water rates and building insurance.



Road Map



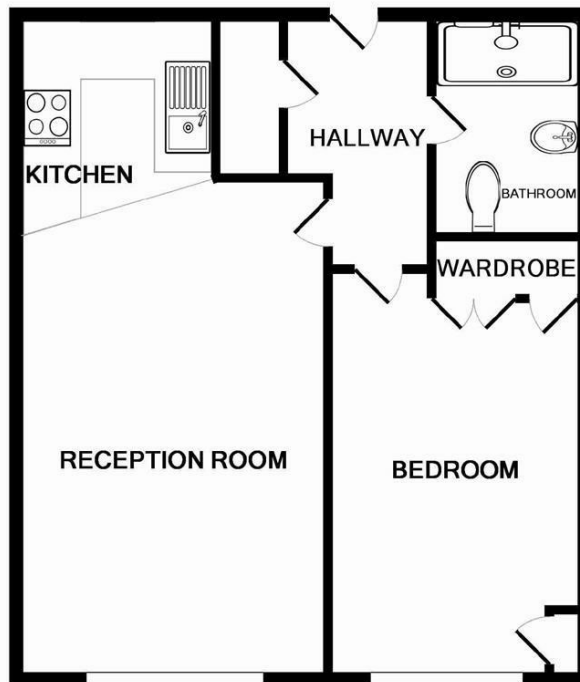
Hybrid Map



Terrain Map



Floor Plan



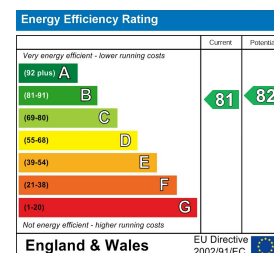
TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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