

Payne & Co.



12 East Hill Court

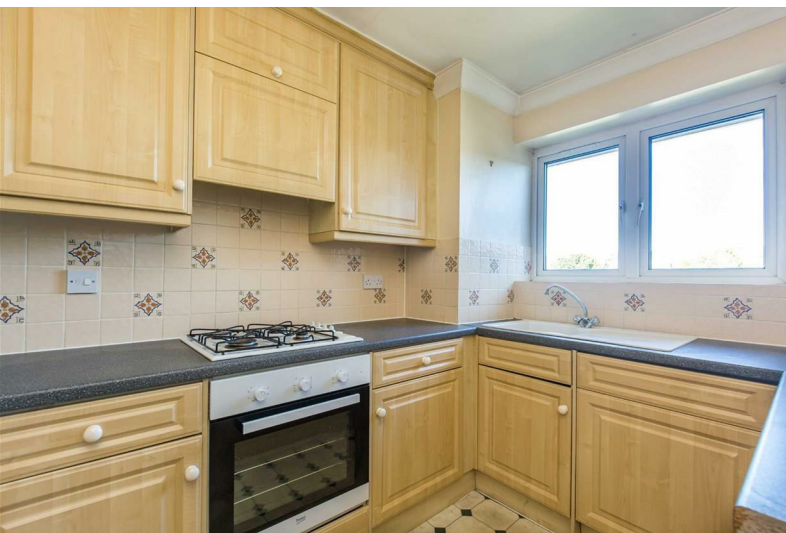
East Hill Oxted RH8 9AD

£295,000

Leasehold

- Share of

£1,111



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East Hill Oxted RH8 9AD

£295,000



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

From our office proceed down Station Road West to the roundabout and take the first turning on the left into East Hill Road. At the T junction with the A25 turn left and East Hill Court will be seen immediately on your right hand side.

To Be sold

A well presented top floor flat within walking distance of Oxted town centre, local shops and mainline railway station. The property has a modern kitchen and modern white bathroom suite and benefits from gas fired radiator central heating and sealed double glazed windows are present. The property is available with no onward chain and the accommodation approached from a communal staircase comprises:

Entrance Hall

Trap to loft.

Modern Kitchen

Comprising single bowl single drainer sink unit with mixer tap, base drawers and cupboards, range of matching wall mounted cupboards, integrated oven with four ring gas hob and cooker hood above, integrated fridge freezer, integrated washer/dryer, part tiled walls, views towards the North Downs.

Lounge

Wall light points, attractive outlook over communal gardens and views.

Inner Hall

Built in linen cupboard, built-in shelved cupboard.

Bedroom One

Fitted cupboard housing gas fired central heating boiler, attractive outlook over communal garden and views.

Bedroom Two

Views.

Bathroom

White suite of enclosed bath with Aqualisa shower and shower screen, low suite wc, pedestal wash basin, radiator, part tiled walls.

Note

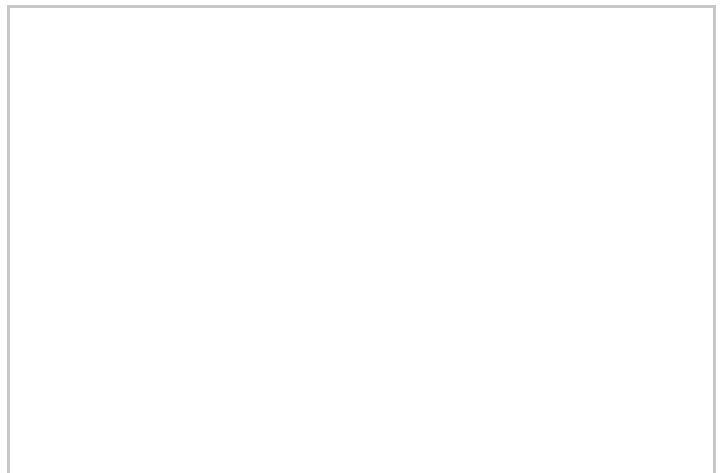
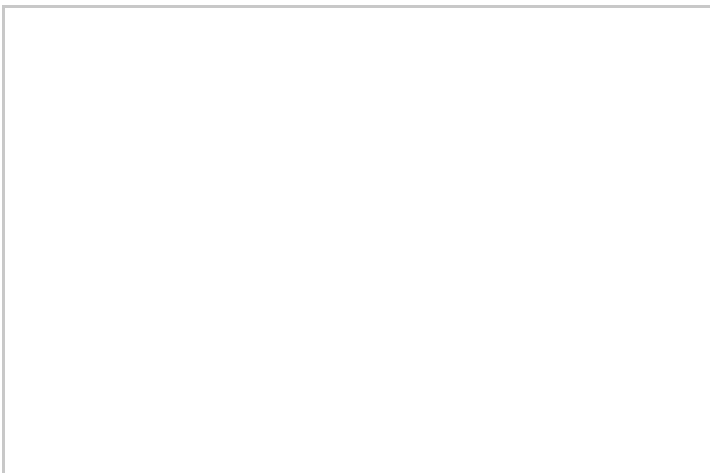
The Annual Service Charge (25th June 2023 to 24th June 2024) - £1,664.84 (payable monthly in advance by Standing Order, or quarterly in advance by Cheque or Standing Order).

Outside

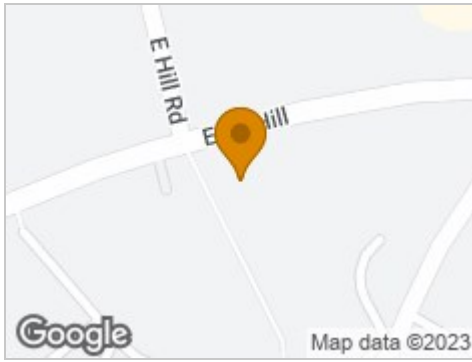
Garage en bloc (4th garage from the right of left hand block).

Communal Gardens

Tandridge District Council Tax Band C



Road Map



Hybrid Map



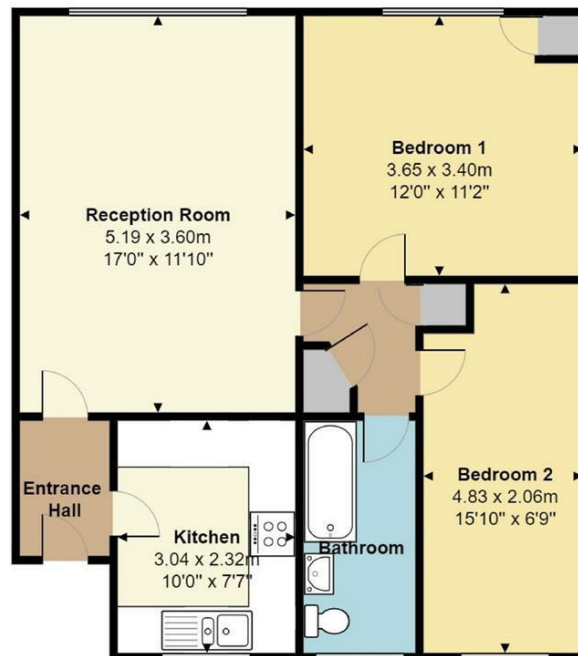
Terrain Map



Floor Plan

East Hill Court, Oxted, RH8

Total Floor Area: 59.8 m² ... 643 ft²

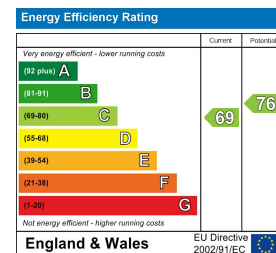


Measurements are approximate,
not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.