

# Payne & Co.



## 9 Master Close

Oxted RH8 9NA

£325,000

Leasehold - Share  
of Freehold



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£325,000



## 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 turn right into Church Lane with Master Park on the left hand side. After a short distance Master Close will be found on the right hand side and the entrance to the block is on the left.

## To Be Sold

A rarely available ground floor flat located in a private close in central Oxted. The property would now benefit from general modernisation and improvement and is available with no onward chain. The accommodation briefly comprises;

## Entrance Hall

## Lounge/Dining Room

Front aspect window overlooking communal garden, serving hatch to kitchen.

## Kitchen

Wood faced units comprising one and a half bowl single drainer sink unit, base drawers and cupboards, wall mounted cupboards, glazed display unit, space for upright fridge freezer, space for cooker, plumbing available for washing machine, built-in storage cupboard housing wall mounted Worcester gas fired central heating boiler.

## Inner Hallway

Two built in storage cupboards.

## Bedroom One

Full length range of fitted wardrobe cupboards, window overlooking front communal garden.

## Bedroom Two

Built-in double wardrobe cupboard with outlook over rear garden.

## Shower Room

Large walk-in shower cubicle with Triton electric shower, low suite w.c, vanity unit, tiled walls

## Outside

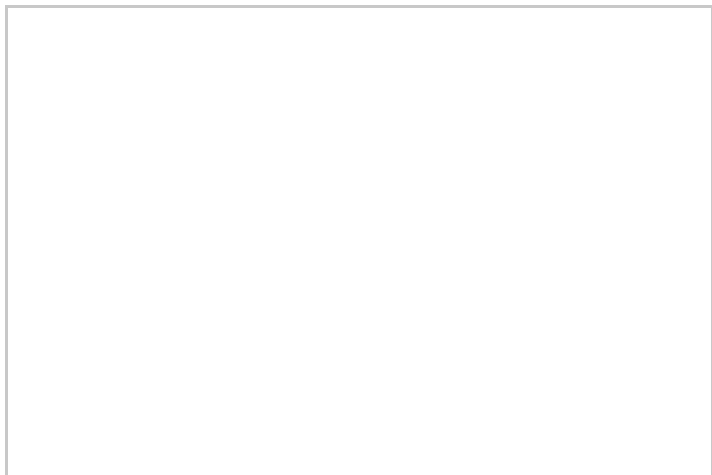
Use of communal gardens with lawns, flower borders etc. Private parking within the close by way of permits.

## Tandridge District Council Tax Band C

## Notes

Maintenance Charge £1,660 Per Annum.

Transfer Fee of £400 due upon completion.



## Road Map



## Hybrid Map

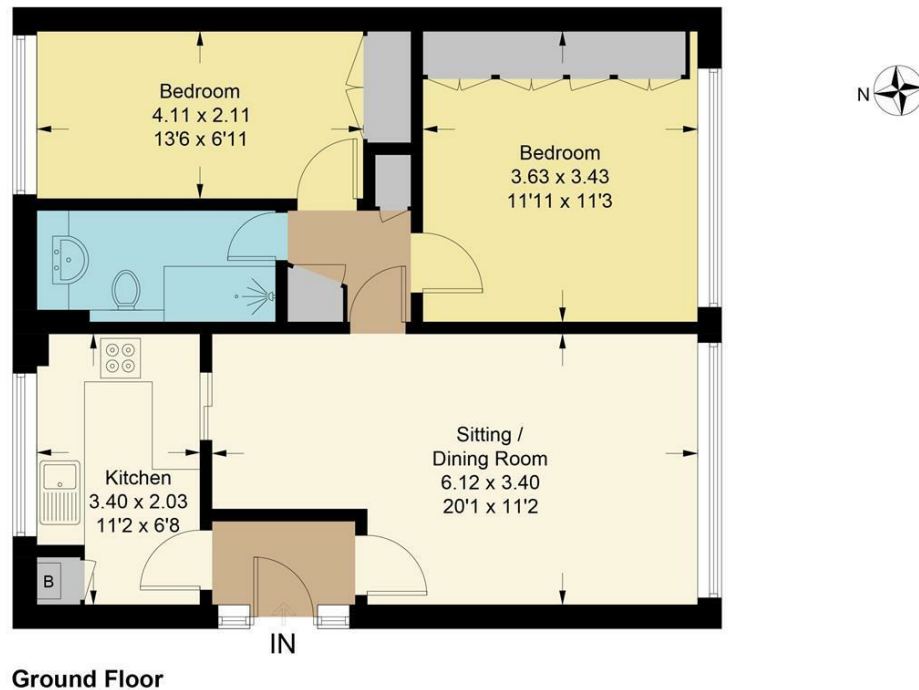


## Terrain Map



## Floor Plan

Approximate Gross Internal Area = 59.9 sq m / 645 sq ft

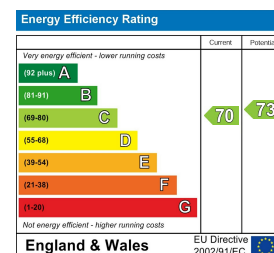


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1009529)  
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## 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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