

Payne & Co.



10 Mayne House East Hill Road

Oxted RH8 9HZ

**Leasehold - Share
of Freehold**

£625,000



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Situation

Mayne House is located in central Oxted, with beautiful views over adjacent Master Park and within striking distance of most local amenities. Oxted town centre offers a wide range of shopping facilities together with swimming pool complex, cinema, library and railway station with service of trains to London in 35 to 40 minutes. 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 district including the renowned Tandridge Golf Club. For the M25, 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 left into East Hill Road. Mayne House is immediately on your right hand side.

To Be Sold

A well presented and characterful split-level two bedroom two bathroom apartment situated in the centre of Oxted with attractive views over Master Park and the North Downs beyond. The property benefits from a spacious south facing roof terrace, perfect for both relaxing and entertaining. One allocated parking space.

Front Door

Leading to;

Hallway

Understair cupboard (walk-in space, fuse board), doors to;

Shower Room

Three piece white sanitary suite (comprising wash hand basin with mixer tap and storage below, close coupled WC with button flush and hidden cistern, shower enclosure with integrated Aqualisa controls), ceramic wall and floor tiling, ceiling spotlights and extractor fan, heated towel rail.

Bedroom

Rear aspect double glazed window, radiator, integral storage.

Kitchen/Dining Room

Two rear aspect Juliette balconies with twin double glazed French doors, generous range of eye and base level units, granite work surfaces with inset one and a half bowl stainless steel sink with mixer tap, integrated appliances (twin ovens, fridge, freezer, dishwasher, washing machine), matching island with inset four ring 'wipe clean' electric hob with extractor over, wall mounted Worcester boiler (in cupboard), ceramic floor tiling, two radiators, ceiling spotlights.

Sitting Room

Front aspect double glazed sash-style bay window, two radiators, integral storage of desk with drawers at low level and shelving at mid and high levels, wood effect flooring.

Tel: 01883 712261

First Floor Landing

Rear aspect double glazed French doors (to roof terrace), radiator, door to;

Dressing Area

Velux roof light, integral storage, door to walk-in storage (shelves and hanging rail), opening to;

Bedroom

Rear aspect double glazed French doors (to rear terrace), two radiators, loft hatch, door to;

Bathroom

Four piece white sanitary suite (comprising bath with mixer tap, shower enclosure with Aqualisa controls, close coupled WC with button flush and hidden cistern, wash hand basin with mixer tap and storage below) ceramic wall and floor tiling, two large integral mirrors, heated towel rail, ceiling spotlights and extractor fan.

Outside

The property features a fantastic south facing roof terrace perfect for relaxing and entertaining alike.

There is one allocated parking space, together with visitor parking.

Tandridge District Council Tax Band F

Notes

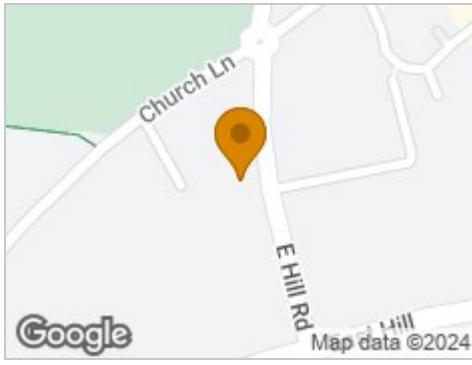
Maintenance charge - £4,080 the 2023. As advised by the seller. (2022 was £2,264 for the year). The increase is to build up a reserve for external redecoration works, the projected cost of which is £38k to be collected 2023-2025, ready for 2026. The seller is mindful that the service charges for 2024 and 2024 are higher than normal for the reason given above and would be open to a sensible offer to offset this.

Lease details - 999 years from 1st August 2012. The property is being sold with a Share of the Freehold, As advised by the seller.

Ground Rent - A peppercorn rent, which to date has not been demanded. As advised by the managing agent.



Road Map



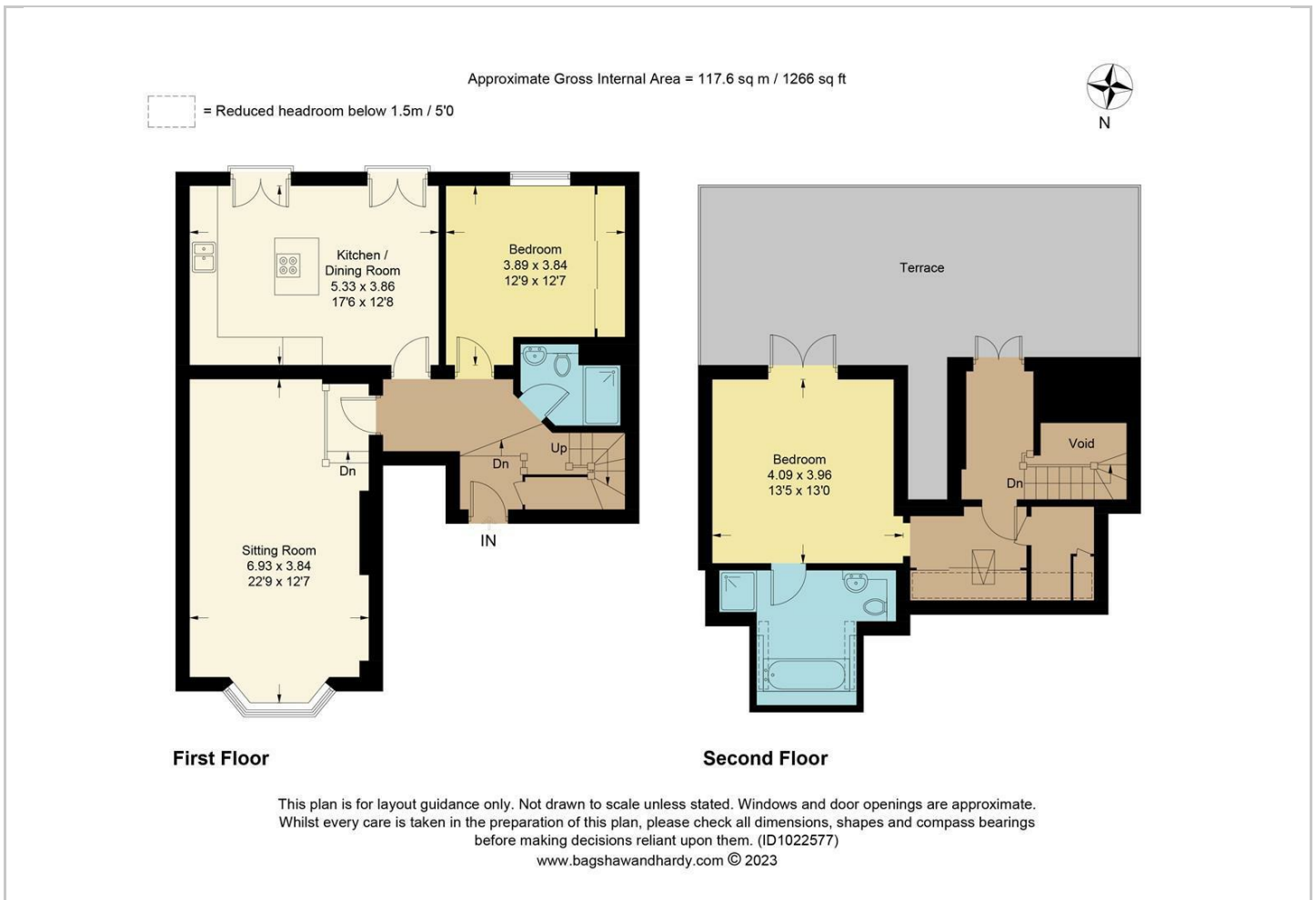
Hybrid Map



Terrain Map



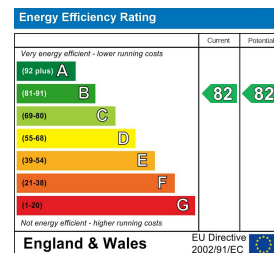
Floor Plan



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



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.