

Payne & Co.



15 Oakleigh Court

Church Lane Oxted RH8 9PT

Leasehold

£395,000



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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/Directions

From our office proceed down Station Road West bearing right into Church Lane. The entrance to this particular block will be found almost immediately on your right hand side.

To Be Sold

A particularly spacious second floor apartment in the sought after development of Oakleigh Court with attractive views over Master Park. The property enjoys a private balcony and garage. The apartment is approached by stairs or lift and an entry phone security system is in operation. The accommodation briefly comprises:

Ground Floor Entrance Hall

Stairs or lift to second floor landing.

Entrance Hall

Built-in storage cupboard, built-in airing cupboard housing hot and cold water tanks, built-in cloaks cupboard, double doors to;

Lounge/Dining Room

Double glazed sliding patio door leading to PRIVATE BALCONY with attractive outlook over Master Park, rear aspect window.

Kitchen

One and a half bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards and glazed display unit, integrated washing machine, inset four ring electric hob with integrated oven below and cooker hood above, space for upright fridge freezer, rear aspect window overlooking communal garden.

Bedroom One

Built-in double wardrobe cupboard, outlook over Master Park.

Bedroom Two

Built-in wardrobe cupboard, outlook over Master Park.

Shower Room

Large enclosed shower cubicle, vanity unit, low suite w.c, low level storage cupboard, chrome heated ladder towel rail.

Outside

Ground floor storage cupboard, communal garden laid predominantly to lawn with some shrub borders. There is also a garage and visitors' parking is available.

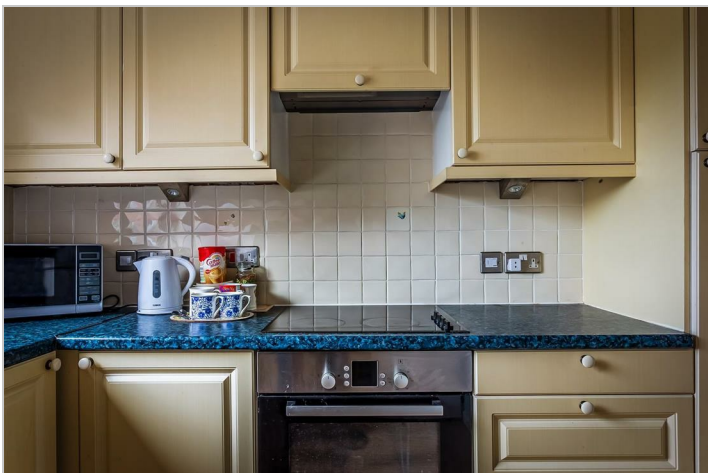
NOTES

Lease Details: there is a balance of 189 years commencing December 1972 (137 remaining)

Ground Rent: £50.00 per annum

Maintenance: £2600PA

Tandridge District Council Tax Band C



Road Map



Hybrid Map



Terrain Map



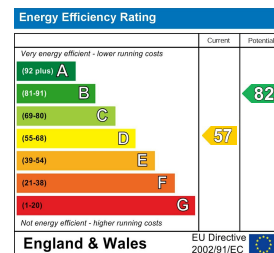
Floor Plan



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.