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19 Flat 4, Oxted Place, Eastlands Way, Oxted, Surrey RH8 0LP

**** NO ONWARD CHAIN **** A two double bedroom two bathroom first floor apartment located in Eastlands Way, Oxted, a short walk from Oxted's busy high street and station. Call us now for more information, we are ****Open 8am - 8pm 7 Days a Week****



£299,950 Leasehold

PROPERTY DESCRIPTION

**** NO ONWARD CHAIN **** A two double bedroom, two-bathroom first-floor apartment located in Eastlands Way, Oxted, a short walk from Oxted's busy high street and station. The secure communal entrance leads to the first floor and to the property's front door which opens into the entrance hallway. The hallway has doors to all the internal rooms including both the double bedrooms, the generous lounge/kitchen, and the family bathroom. The main reception is open plan to the kitchen and a great size with windows to the rear and double-glazed French doors opening to a Juliet Balcony. The Kitchen is modern in its design and has integrated appliances including a fridge freezer, a dishwasher, an oven, and a washing machine. The main bedroom is also a great size and has a door into a convenient en-suite shower room. The second bedroom is also a double and is dual aspect. The family bathroom has a modern white suite and has a free-standing bath and stylish fixtures. Externally the property has a private car park for the residents with an allocated parking bay and additional visitor parking. This property is being sold with vacant possession and no ongoing chain. Call us now for more information, we are ****Open 8am - 8pm 7 Days a Week****

FEATURES

- FIRST FLOOR APPARTMENT
- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM AND ENSUITE
- ALLOCATED PARKING AND VISITORS PARKING BAYS
- SHORT WALK TO OXTED HIGH STREET AND STATION



ROOM DESCRIPTIONS

SITUATION

The property sits on a popular residential road in Oxted and both high streets are a short walk away offering a host of independent shops and amenities. Oxted station is a five-minute walk away and offers direct links to Central London (London Bridge: 33 minutes & London Victoria: 39 minutes.) The M25 can be accessed at Junction Six, a five-minute drive away. The property lies in close proximity to many local schools, including the outstanding St Mary's junior school, Hazelwood Nursery, and Early Years and Woodlands Nursery, which is only a short walk away and very popular with local parents. Other schools in both the state and independent sectors including the ever-popular Oxted Secondary School are also nearby.

ENTRANCE HALLWAY

The front door opens into the hallway which has doors into the lounge/kitchen, both bedrooms, and the family bathroom, and has a radiator and entry phone.

LOUNGE/KITCHEN

The lounge is open plan to the modern kitchen and has carpeted flooring, two radiators, two double-glazed windows to the rear, double-glazed doors leading to the Juliet balcony, and space for a breakfast table and chair set.

The kitchen area has a range of eye and base level white units with square edge worktops, an inset four-ring halogen hob with extractor over, an inset stainless steel sink unit with mixer taps, an integrated oven, fridge freezer, and a dishwasher. There is polished tiled flooring, halogen downlighters, and a double-glazed window to the side.

BATHROOM

The family bathroom is modern in design and has a free-standing bath with wall-mounted mixer taps and controls, a low-level cistern concealed W/C, a wall-mounted wash hand basin with wall-mounted mixer taps, a wall-mounted heated towel rail, two large inset mirrors, and an extractor fan.

BEDROOM ONE

The master bedroom has carpeted flooring, built-in wardrobes, a radiator, dual-aspect double-glazed windows, and access to the en-suite shower room.

ENSUITE

En-suite is fully tiled and has a shower with sliding glass doors, shower head attachment with inset controls, wall-mounted hand basin with hot and cold mixer taps, cistern concealed low-level WC, heated towel rail, and an extractor fan

BEDROOM TWO

A double bedroom with carpeted flooring, a radiator, and dual-aspect double-glazed windows.

SERVICES

Council tax band D

Lease - 111 Years TBC

Service charge - £1,153.24 p.a - TBC

Ground rent - £250 p.a - TBC

OUTSIDE

One allocated parking space and visitors' parking
Communal Bin store

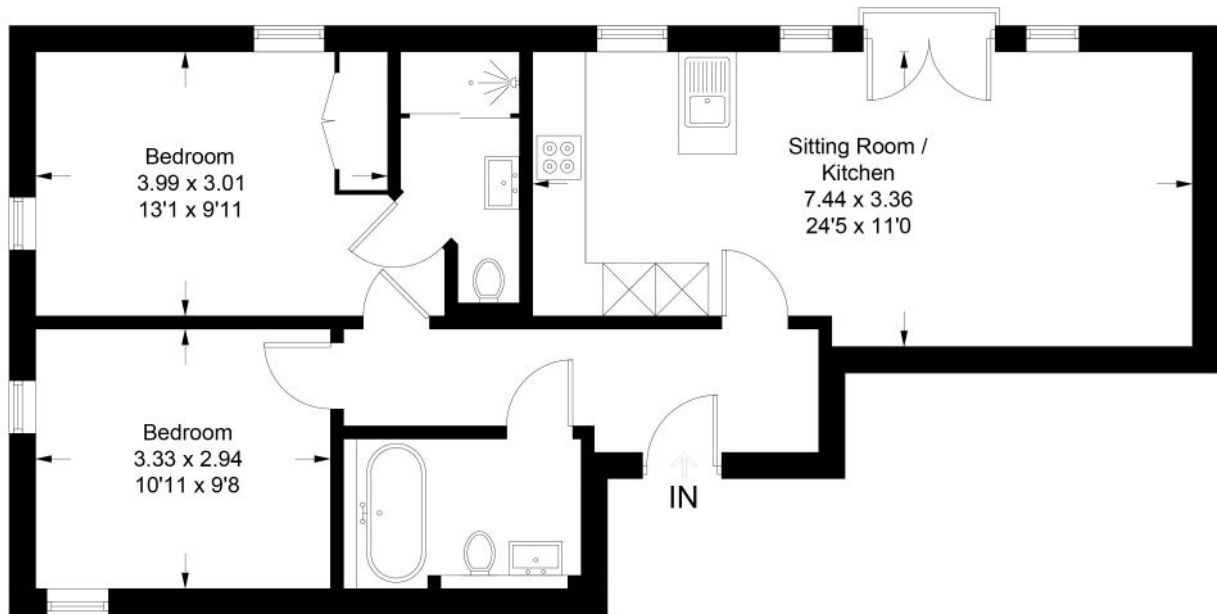
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Platform Property (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are



FLOORPLAN

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



First Floor

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. (ID962188)
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