

£310,000 Leasehold

Huxley Drive, Hurst Green, Oxted, Surrey RH8 9BZ



- Second Floor with Balcony
- Dual Aspect Kitchen/Reception Room
- High Performance Glazing
- Parking Space
- Approx. 754 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Gas Central Heating
- Walking Distance to Hurst Green Station

GENERAL DESCRIPTION

This smartly-presented flat is on the second floor of a modern building in the Hurst Green area south of Oxted. The property has a spacious, dual-aspect reception room with south/west-facing balcony and attractive, open-plan kitchen area. There is a large main bedroom with fitted wardrobe plus a generously-sized second double bedroom, a simple, a bathroom with limestone-style tiles and some useful built-in hallway storage. Well insulated walls, high performance glazing and gas central heating make for a very good energyefficiency rating. The flat comes with use of a parking space and is also less than a mile from Hurst Green Station which offers services south towards East Grinstead/Uckfield or north into London Bridge/Victoria.

Tenure: Leasehold (125 years from 01/06/2017).

Service Charge: £74.55 per month (subject to annual review).

Ground Rent: £150.00 for the year.

Council Tax: Band D, Tandridge District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Small pets permitted at the landlord's discretion.

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

28' 2" max. x 13' 3" max. (8.59m x 4.04m)

Kitchen

included in reception measurement

Balcony

9' 0" x 6' 4" (2.74m x 1.93m)

Bedroom 1

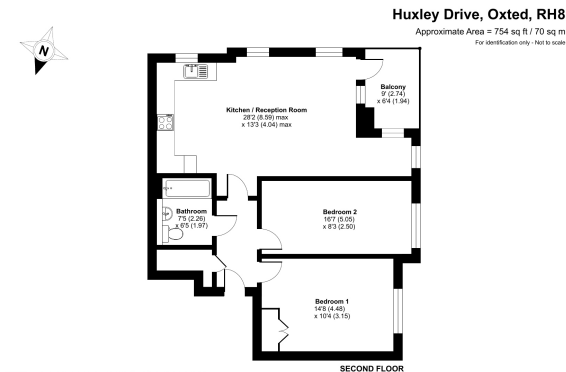
14' 8" x 10' 4" (4.47m x 3.15m)

Bedroom 2

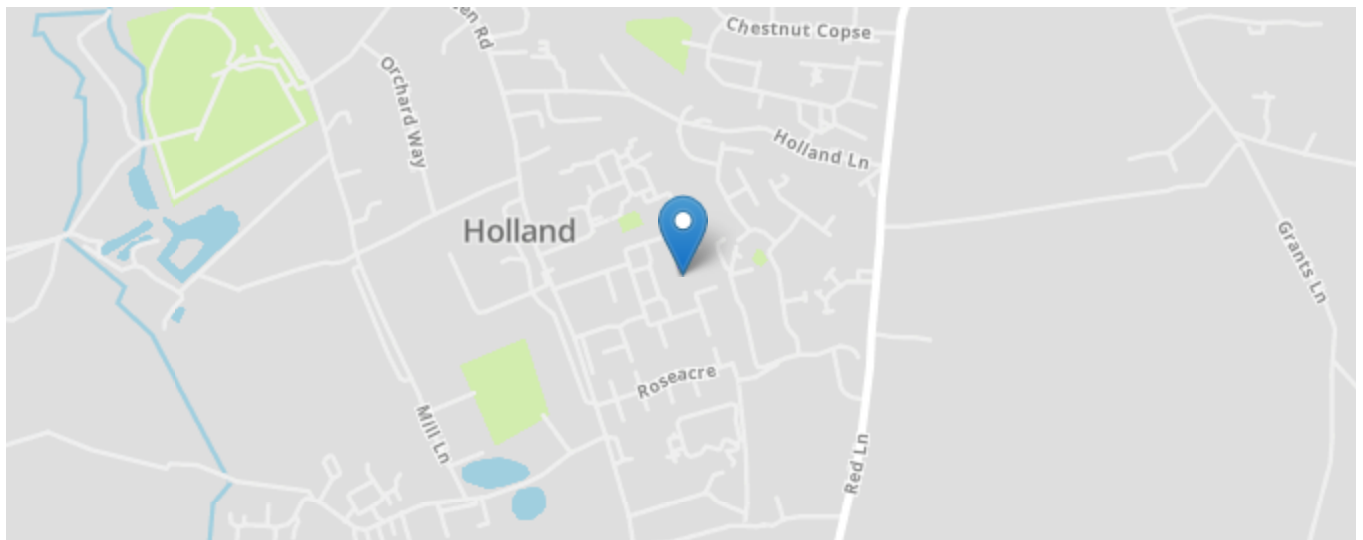
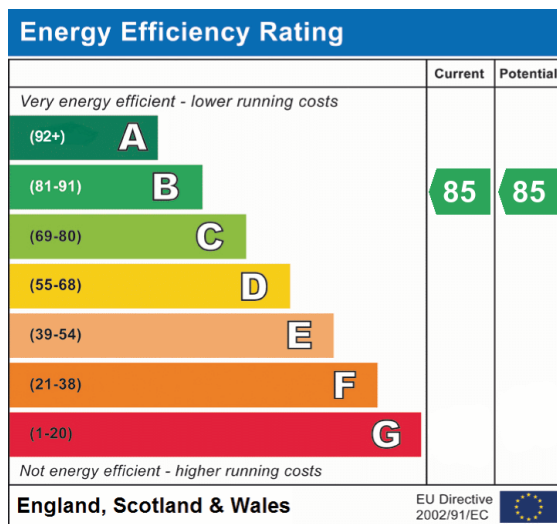
16' 7" x 8' 3" (5.05m x 2.51m)

Bathroom

7' 5" x 6' 5" (2.26m x 1.96m)



Plan was produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMIS) (November 2018). Produced for Urban Moves. 1027 1202722



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.