



2 STACK HOUSE, OXTED



2 STACK HOUSE
West Hill
Oxted
Surrey RH8 9JA

Guide price: £550,000
Leasehold 999 years from Sept 2019

A spacious ground floor apartment within
a prestigious, private development

Kitchen • Reception room
Principle bedroom with ensuite shower
Bedroom • Bathroom

Private balcony
Communal garden & swimming pool
Single garage • Parking

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VIEWING

Strictly by confirmed timed appointment only with the agents, **RH & RW Clutton 01342 410122**.

SITUATION

Stack House is situated on West Hill, within walking distance of Oxted town centre and the railway station.

Oxted has a comprehensive range of shopping facilities and recreational amenities including a cinema and leisure pool. There are also many popular Golf Courses nearby including Tandridge Golf Club and Limpsfield Chart Golf Club. Oxted railway station offers a regular service to East Croydon and London (Bridge and Victoria). The property is within easy reach of the M25 (Junction 6 at Godstone), Gatwick and Heathrow Airports and Dartford Tunnel.



DESCRIPTION

Stack House is a substantial and modern apartment building set within communal gardens and grounds. A communal front door, with an **entry phone** system, leads into a shared **vestibule** with allocated lockable stores for each apartment. There is a further internal **hallway** which leads to the ground floor flats and the stairs and lift up to the higher floors. From the internal hallway, the front to No 2 door opens into a spacious **hallway** with built in storage cupboards and a large **utility/linen cupboard** which has plumbing for a washing machine and space for condensing tumble dryer. The modern **kitchen** has a range of high-gloss wall and floor units with a built in electric oven and a gas hob with extractor over. There is also an integrated dishwasher and a fridge/freezer and space for a breakfast bar and stools. A spacious **reception room** provides ample living and dining space with glazed doors leading out onto a private, south facing **balcony** which overlooks the communal garden. The main **bedroom** has a built in triple wardrobe and a modern **ensuite shower room** including a large walk-in shower. There is a further **bedroom** with a built in double wardrobe and a **family bathroom** with a shower over the bath.

OUTSIDE

The property enjoys a beautifully maintained south facing communal garden which includes wide areas of lawn, flower beds and shrub borders. There is a communal swimming pool with a seating area and a summer house. Parking is available to the front (non-allocated) and the property includes a single garage.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. The fitted carpets are included together with such white goods that are in the property, but are unwarranted.

TENURE & POSSESSION

Leasehold being 999 years from September 2019. There is a 'peppercorn' ground rent payale. Vacant possession on completion.

SERVICE CHARGE

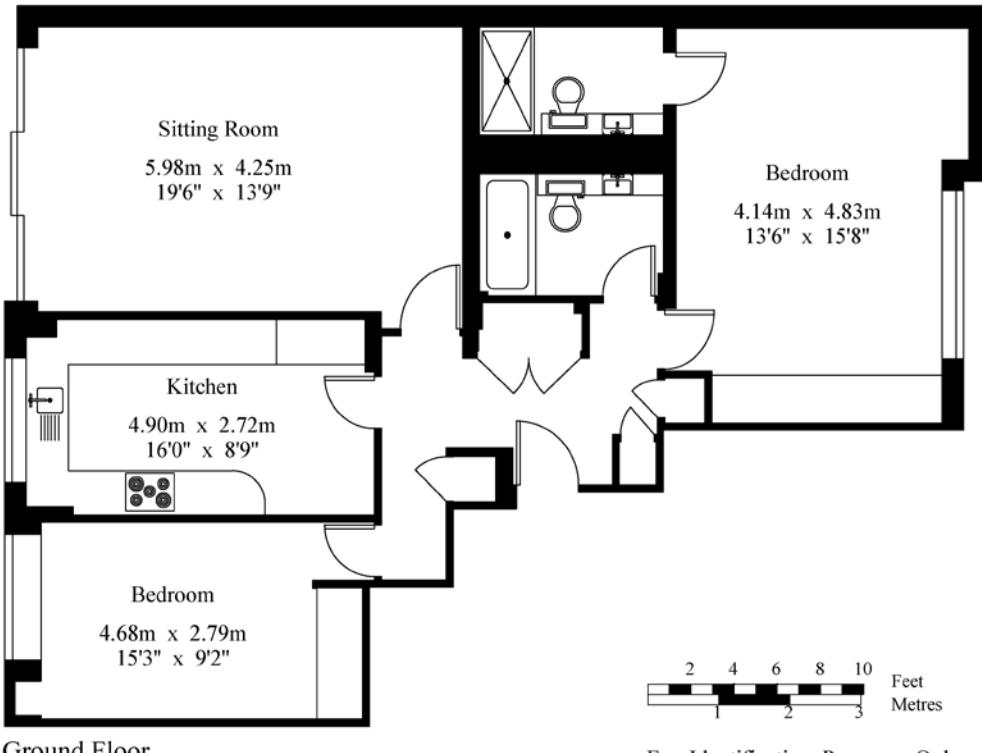
There is an annual service charge includes buildings insurance, the maintenance of the communal areas including gardens and swimming pool.

The charge for 2021/22 is £5,382.



2 Stack House

Gross Internal Area : 96.9 sq.m (1043 sq.ft.)



Ground Floor

For Identification Purposes Only.

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SERVICES (not tested and therefore not warranted)
Mains electricity, gas, water and drainage are connected.
The heating and hot water is via a gas fired boiler with radiators.

DISCLOSURE UNDER THE ESTATE AGENTS ACT 1979

The Vendor of this property is an employee of the Sole Agents, RH & RW Clutton, and, as such, are connected persons within the meaning of the Estate Agents Act 1979.

LOCAL AUTHORITIES

Surrey County Council (0345 600 9009)
Tandridge District Council (01883 722000)

COUNCIL TAX BAND G (£3,450.86 - 2020/21)

EPC Band 'C' (77)

DIRECTIONS (RH8 9JA)

From Oxted town centre head in a south-easterly direction on Station Road, onto Snatts Hill to the A25. Turn right onto A25/East Hill towards Old Oxted and Stack House will be found after about half a mile on the left hand side.



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