









# APARTMENT 11, CAXTON HOUSE Caxton Lane, Limpsfield Chart, Oxted, Surrey RH8 0TE

A well modernised second and third floor apartment in good decorative order and enjoying panoramic views.

3 Bedrooms, Bathroom, Living Room, Modern Fitted Kitchen, Panoramic Views, Communal Parking & Attractive Communal Garden & Grounds.

Guide Price: £259,950 Share of Freehold

## Apartment 11, Caxton House, Caxton Lane, Limpsfield Chart, Oxted, Surrey RH8 0TE

## **SITUATION**

Located in a rural setting with panoramic views over rolling countryside. Limpsfield Chart boasts a wealth of National Trust owned woodland with pleasant rural walks. The town centre of Oxted is between 2 and 3 miles distant and 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**

Approaching Oxted on the A25 from Godstone remain on the A25 proceeding to Limpsfield (set of traffic lights). At the traffic lights continue straight across on the A25 for a short distance and at the brow of the hill turn right B269 sign posted to Limpsfield Chart and Edenbridge. Continue along this road passing the golf course on the left and right and then on the left Ridlands Lane. Continue and after a few hundred yards after passing Ridlands Lane look for a turning on the right Caxton Lane. Proceed down Caxton Lane passing one or two properties on the left and right and you will eventually arrive at Caxton House.

## **TO BE SOLD**

Caxton House was constructed in the early 1900s as a convalescent home for the printing trade and was converted into individual apartments in the late 1960s. The property has been modernised and updated and is in good decorative order. Prospective purchasers should be aware the property is currently let on an assured shorthold tenancy and is continuing on a periodic basis beyond the 24 February 2012.

## **ACCOMMODATION**

The accommodation with approximate dimensions comprises:

**Ground Floor Communal Entrance Door** Security entry phone system shared with one other apartment. Staircase to second floor.

**Entrance Hall** Radiator, wall light points, built in shallow cupboard, further cupboards under stairs with airing cupboard with hot tank, natural floor boards.

**Living Room: 17' 6 x 14' 5 (5.3m x 4.4m) 'L' Shaped** Panoramic views, secondary double glazing, two double panelled radiators, built in cupboards, shelves and low level cupboards, wall light points.

**Kitchen:** 13' 6 x 6' 6 (4.11m x 2.0m) Modern range of units, with tiled floor, part tiled walls, range of worktops with inset one and a half bowl single drainer stainless steel sink unit with mixer tap, inset four ring electric hob, stainless steel low level oven, extractor, dishwasher, washing machine/dryer, upright fridge/freezer, range of base cupboards, drawers and wall cupboard, double panelled radiator.

BEDROOM 10'7 x 7'11 3.2m x 2.4m SITTING ROOM 13'1 x 12'5 4.0m x 3.8m

**Bedroom 1: 13' 1 x 12' 5 (4.0 x 3.8m)** Including three quarter length range of fitted wardrobe cupboards with louvred doors, railed and shelved and high level storage cupboards, double panelled radiator, secondary double glazed.

**Bedroom 2: 10' 7 x 7'11 (3.2m x 2.4m)** Double panelled radiator, secondary double glazing, wall light point.

**Bathroom:** Good size with modern range of fitments, tiled floor, tiled walls, enclosed shower, bath, low suite wc, stainless steel wash basin with mixer tap, towel rail/radiator, extractor, secondary double glazed window.

#### Stairs To Above

**Bedroom 3: 16' 3 x 8' 9 (5.0m x 2.7m)** Eaves shape with eaves cupboards, wall light points, skylight windows.

## **OUTSIDE**

Communal Parking

Extremely attractive communal garden and grounds including areas of lawn, large greenhouse and solarium taking full advantage of the superb views.

## **GENERAL INFORMATION**

Other communal aspects include utility room with washing machines, cellar storage space and access to the turret viewing room all approached through the main front door.

The freehold is jointly owned by the residents who have their own management committee. The current maintenance charge is £175 per calendar month and covers items such as garden maintenance, buildings insurance and external decorating. The apartment is approached form the rear of the building through a doorway which also serves one other unit.

Outgoings: Council Tax Band "D"

Local Authority: Tandridge District Council (01732 722000)

## **VIEWING**

Strictly by prior appointment via agents: Karrison Residential

Telephone: 01959 563888 Website: www.karrison.co.uk

## IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property and are to be treated as a general guide only and do not form any part of an offer or contract. Any intending purchasers must rely on their own enquiries by inspection or otherwise as to the correctness of each of the statements contained in these particulars, and on all matters including planning or other consents. All statements contained in these particulars are given without responsibility on the part of Karrison Residential or the Vendor or Lessor of this property. Neither Karrison Residential nor any joint agents nor their employees have any authority to make or give representations or warranties whatever in relation to this property. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures or fittings or services where applicable. Karrison Residential or any joint agents have not tested. Any area measured or distances referred to are given as a guide only and are not precise.

