



First Floor Flat, Woodfalls, Oakshade Road, Oxshott, KT22 0JT
Offers Over £600,000 Leasehold - Share of Freehold

SITUATION AND DESCRIPTION
Rare opportunity to obtain an exceptional two bedroom apartment in the heart of Oxshott village. Built circa 2007, the property covers one floor of this three apartment block with two bedrooms, two bathrooms, living room, dining room and eat-in kitchen.

HOW TO GET THERE
From our office in Oxshott head down Oakshade Road just 70 meters and the property is on the right.

MAIN ENTRANCE
The property is approached via electronic gates into a forecourt with parking for two cars. The main door to the block has a video entry system and leads into a spacious hallway with lift and stair access.

APARTMENT ENTRANCE
The front door opens into a generous entrance hall with two storage cupboards and an airing cupboard housing the Megaflow hot water tank. Wall mounted video entry handset and alarm control panel. Doors to all rooms.

LIVING ROOM
19'8" x 14'9" (6m x 4.52m)
Rear facing with wonderful views over

the rear garden with mature hedge boundaries to the rear (garden not available for use by this apartment).
Two Juliet balconies with double doors.

Through to:
DINING ROOM
11'11" x 11'10" (3.64m x 3.61m)
Rear aspect with space for a large table.

KITCHEN/BREAKFAST ROOM
15'10" x 11'8" (4.84m x 3.57m)
Expansive range of wall and base units with granite worktop over. Integrated appliances including electric oven, 4 ring gas hob with extractor over, dishwasher and washing machine. Space for American style fridge freezer and tumble dryer. Round undermounted sink with mixer tap over. Space for large breakfast table.

MASTER BEDROOM
16'0" x 11'8" (4.9m x 3.57m)
Bright south facing room with range of built-in wardrobes. Door to:

EN SUITE BATHROOM
Panel enclosed bath with mixer tap and hand-held shower attachment, separate shower cubicle, low level W.C. and vanity unit with surface mounted wash

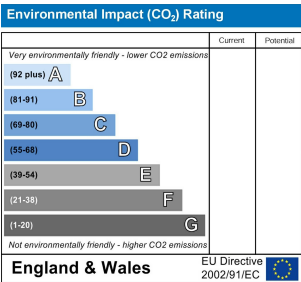
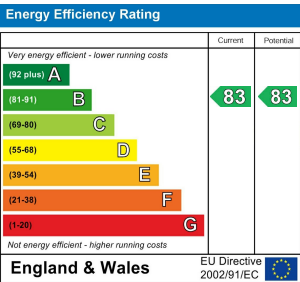
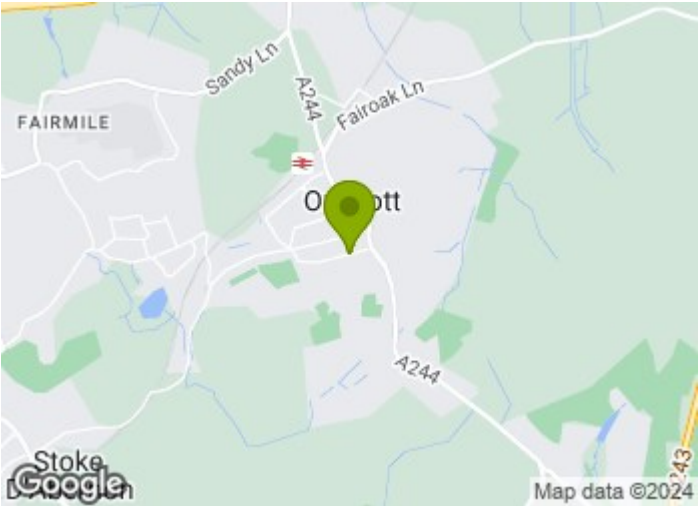
hand basin, and cupboard and drawer storage below.
BEDROOM TWO
12'7" x 11'10" (3.84m x 3.63m)
Rear facing, currently fitted with range of freestanding wardrobes.

FAMILY BATHROOM
Panel enclosed bath with shower over, low level W.C, and vanity unit with surface mounted wash hand basin, and cupboard and drawer storage below.

LEASE
The property benefits from a share of freehold, with a 999 year lease from 1st October 2007.

COUNCIL TAX
Council Tax Band F - £3221.00

SERVICE CHARGES
£150 pcm





Approximate Area = 121.2 sq m / 1305 sq ft
(Excluding Communal Hall)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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