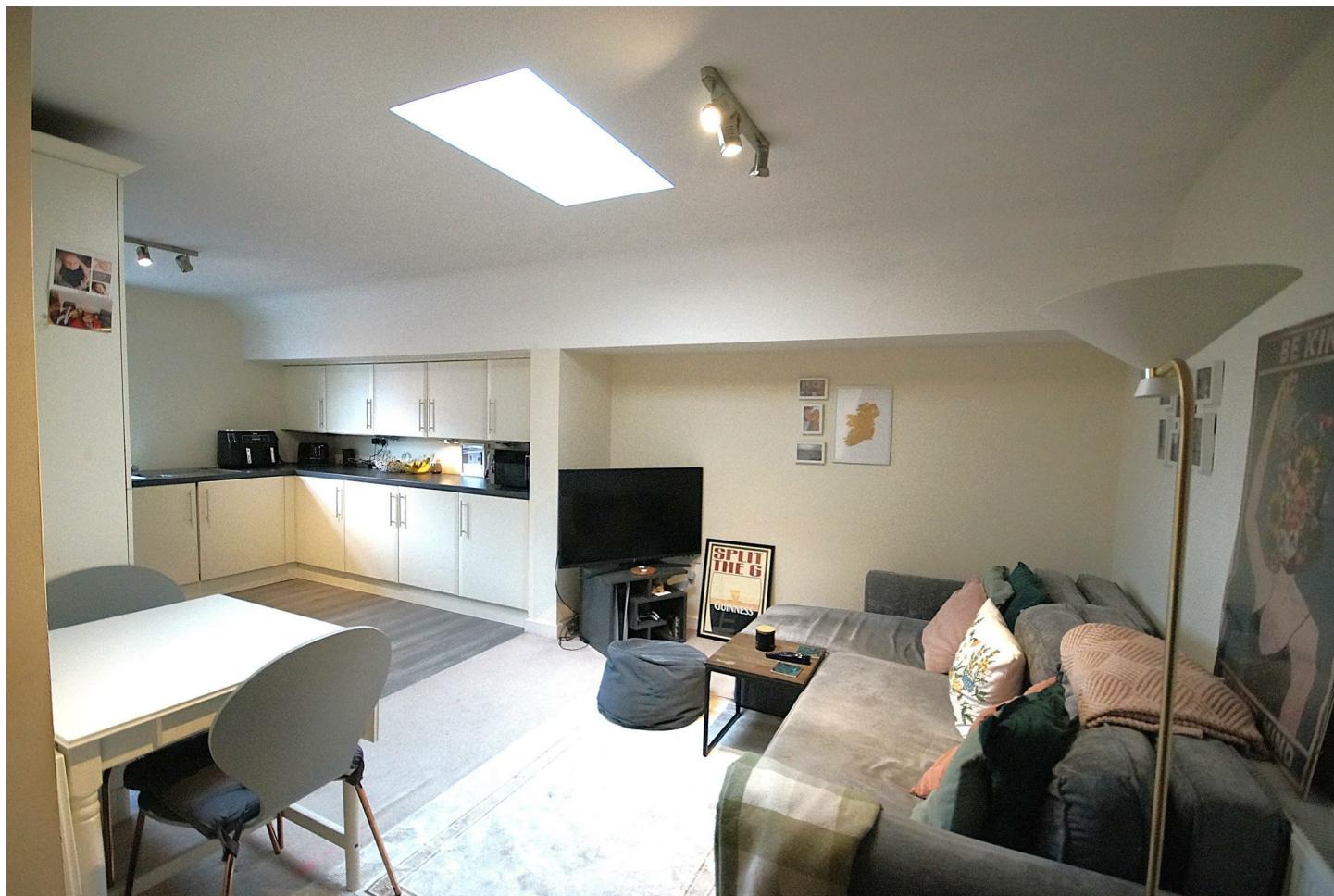


# Boyce Thornton

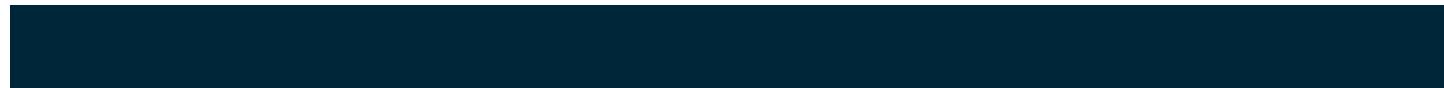
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Flat 3 Heathside Oakshade Road, Oxshott, KT22 0JT  
£1,200 PCM



## SITUATION AND DESCRIPTION

Positioned in the heart of Oxshott, this two bedroom apartment has a modern bathroom and kitchen, large master bedroom and is in an excellent location for access to Oxshott railway station and local shops. Available end of March.

## COMMUNAL ENTRANCE

The main entrance opens into a communal hallway leading up internal stairs to the front door.

## ENTRANCE HALL

Access to all rooms and door entryphone.

## OPEN PLAN

### KITCHEN/LOUNGE

Kitchen area with wood effect flooring. Range of modern wall and base units with worktop over, stainless steel sink unit with drainer, built in gas hob with extractor hood above, integrated fridge/freezer, washing machine, cupboard housing Valiant combination boiler.

Open to carpeted lounge with space for sofa and bistro table.

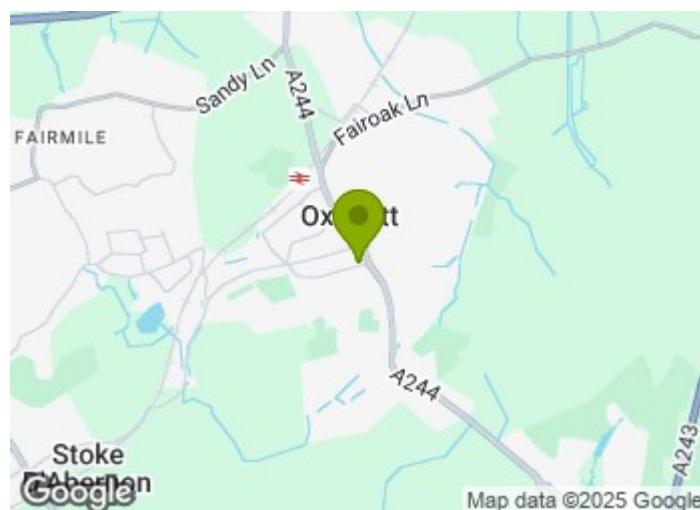
## MASTER BEDROOM

Spacious room with built in double wardrobe.

## BEDROOM TWO

## BATHROOM

White suite comprising panel enclosed bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, skylight.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	79	79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	74	74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



