



Flat 7, Broadway,
Stoneswood Road,
Limpsfield,
Surrey,
RH8 0QY



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Robert
Leech.



Flat 7, Broadway, Stoneswood Road, Surrey RH8 0QY

Accessed via a private entrance this beautifully presented property offer ample accommodation over two floors.

The property benefits from a wealth of original features from the moment you walk through the front door into the generous entrance hall, which offers ample built in storage taking full advantage of the high ceilings.

The hallway gives access to all of the ground floor accommodation, which comprises two double bedrooms, a kitchen, family bathroom and large reception room. The larger of the two bedrooms is flooded with light through the impressive bay window, which looks out over one of the many communal terraces. The second bedroom on this floor also benefits from these views and whilst it comfortably accommodates a double bed it could easily be used as an office or second reception room. The two bedrooms share a family bathroom made up of a bath with shower, W/C and hand basin.

The ground floor continues with a fully fitted kitchen complete with ample wall and base units, integrated appliances as well as the ever-present views from the window above the sink. The ground floor culminates with the incredibly impressive triple aspect living room. This large, bright room offers views from large windows on three sides with the huge window to the front of the property giving far reaching views over the communal gardens and beyond.

Upstairs there is a further bedroom with en-suite shower room.

Outside the property boasts extensive communal gardens of around 7 acres, ample off road parking and a private garage.

- Built 1890 Converted in 1948
- Share of Freehold
- Split level apartment
- 3 beds, 2 baths, 1 recep
- Communal gardens
- Far reaching views
- Living space 1,313 sq ft
- Private garage en-bloc and ample unallocated parking
- Tandridge District Council
- Council tax band D (£2,169.17pa)



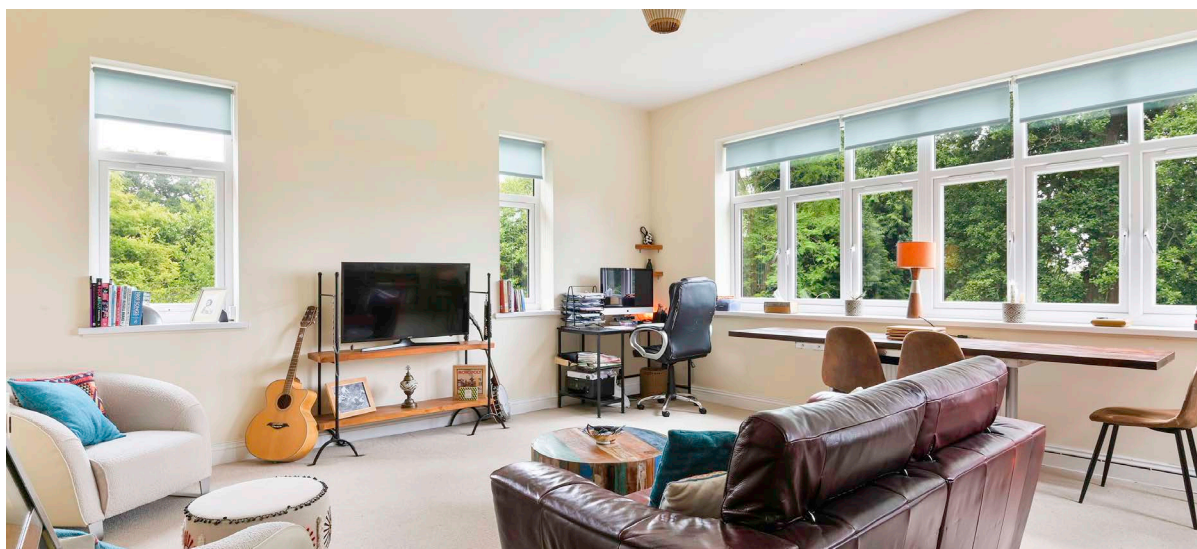
1.4 miles
Oxted



13.5 miles
Gatwick
Airport



1.7 miles
Oxted Mainline
Station



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION AND TRAVEL

This property is set on the outskirts of the charming village of Limpsfield which boasts a tennis club and a few local stores including a locally run post office. A larger variety of shops and facilities can be found in Oxted, approximately 1.4 miles away. There is a selection of supermarkets, a cinema, leisure centre (with swimming pool) and a selection of boutiques, pubs and restaurants.

Approximately 1.5 miles from either Oxted or Hurst Green stations, offering fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Junction 6 of the M25 is 5 miles away providing easy access to London and Gatwick airport.



FAQ'S

- Built 1890, converted 1948
- To be sold chain free
- Tandridge District Council
- Tax band D, £2,169.17pa
- Private road with service charge of £30pa
- There is a right of way over a footpath to the south of the grounds, offering a shortcut to Hurst Green railway station
- Mains gas traditional radiator central heating
- Mains sewage
- Property to be sold with a Share of the Freehold
- No ground rent
- Freehold company: Broadway Limpsfield Common Ltd
- Managed by the freeholders
- Lease term 990 years remaining
- Service charge: £2,720pa
- Service charge covers planned maintenance, building insurance, regular grounds maintenance





BROADWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1313 SQ FT - 122 SQ M



FOR ILLUSTRATION PURPOSES ONLY



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