



HUXLEY DRIVE, HURST GREEN  
OXTED, SURREY, RH8 9BZ

FLAT 11, 33 HUXLEY DRIVE,  
HURST GREEN, OXTED, SURREY, RH8 9BZ

Offers In Excess of £250,000

A fantastic opportunity to purchase this one bedroom penthouse apartment built by Taylor Wimpy in 2016. Accommodation comprises a kitchen with plentiful cupboard space and integrated appliances which is open plan to the dining and living area. Double doors lead from the living area to the private, westerly facing balcony providing a fabulous spot for your morning coffee or evening G and T! Additionally there is a modern family bathroom and a double bedroom. This property is located in a quiet recently built development within walking distance of local shops and Hurst Green mainline railway station & benefitting from a useful allocated parking space as well as a bike shed and communal gardens. Viewing is highly recommended.

**Tenure: Leasehold**

**Lease Length: 125 Years from Jan 2014  
approx 116 Years remaining (as of June 23)**

**Local Authority: Tandridge District  
Council**

**Council Tax Band: C**

**Maintenance Fee: Approx £2530.00 per  
annum**

**Ground Rent: Approx £250.00 per annum**

**EPC Rating: C**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID790022)  
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## SALES

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772