



South Godstone, RH9 8EZ

Guide Price £280,000

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A modern development situated in the beautiful Surrey area, offering all the benefits of modern living with links to the M25 corridor. A second floor contemporary two-bedroom apartment with open plan kitchen/diner lounge area with patio doors and direct access to outside space. Bosch integrated appliances, under floor heating and allocated parking space.

### ACCOMMODATION

A stylish one bedroom apartment offering great quality with extras. Leading off the hallway the property consists of a modern open-plan kitchen with Bosch appliances, and curved Quartz stone worktops, a spacious double bedroom, and a separate bathroom.

Benefitting from double glazed windows throughout, Nu-heat wet underfloor heating system to all rooms, 10 years LABC Warranty from 2022, secure gated remote controlled parking area, one allocated parking space, four visitor bays, a secure cycle store and Share of Freehold.

### LOCATION & TRAVEL

The development is situated in South Godstone Village, the heart of Surrey, surrounded by an array of quaint villages and towns which provide a variety of amenities.

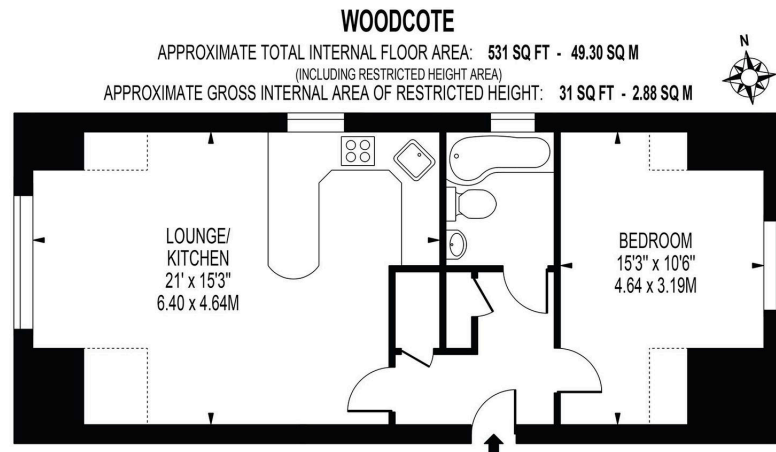
The pretty village of Godstone has a village green which offers a wide range of amenities including village store with post office, convenience store, bars, restaurants, and cricket ground. Oxted town- the town offers a range of boutiques, coffee shops, bars, bistros and restaurants, supermarkets including Waitrose and Morrisons, leisure centre with swimming pool, an independent cinema, parks, and woodland. Lingfield- The historic village of Lingfield which is centred around its picturesque pond. There are a good variety of local shops, restaurants, and village pubs. Lingfield all weather racecourse hosts several popular events, and there are excellent local walks and golf course.

2.9 miles from the property, Junction 6 of the M25, provides easy access to the M23, Gatwick and Heathrow airports, as well as the Channel Tunnel.

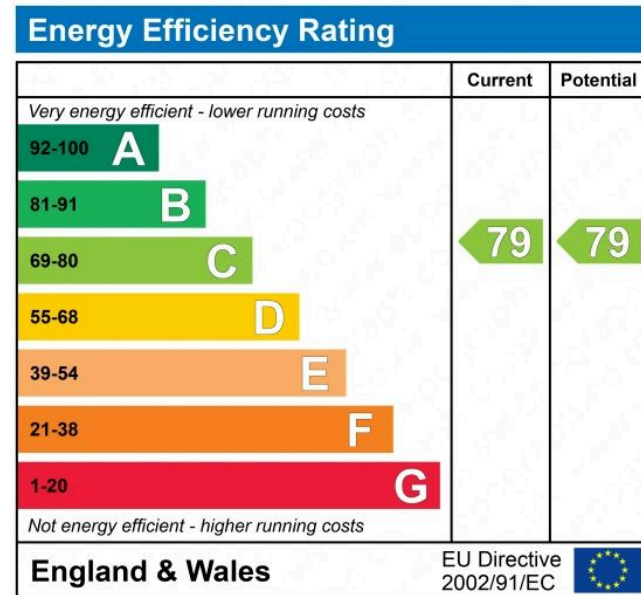
### TRAIN STATIONS

Within 0.1 miles, Godstone Train Station provides access to Tonbridge and Redhill.





- CHAIN FREE
- Lease Length 999 Years from 2020
- L.A.B.C Warranty Until 2030
- Nu-Heat under floor heating
- One Allocated Parking Space
- Bosch integrated appliances
- Secure Gated Parking
- Secure Cycle Store
- EPC Rating C
- Council Tax Band C



**DISCLAIMER. PROPERTY MISDESCRIPTIONS.** Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

