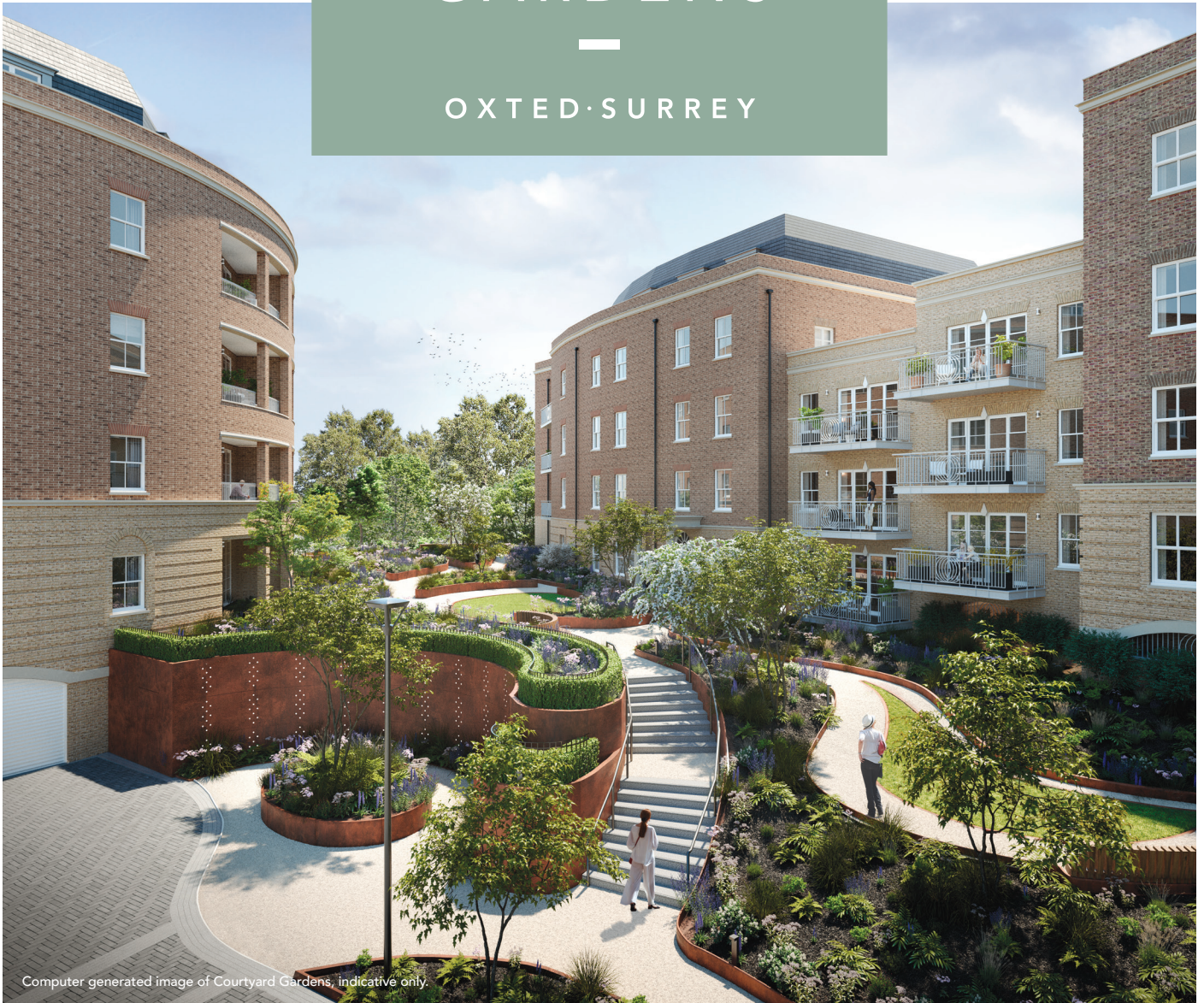


COURTYARD GARDENS

—
OXTED · SURREY



OVERVIEW

This exclusive development of 1, 2 and 3 bedroom apartments and penthouses sits in the heart of Oxted. The station is only few minutes' walk away with direct links to central London. Gatwick airport is under 30 minutes' drive.

Surrounded by magnificent landscaped gardens, these apartments reflect St William's unique design concept which is to lead by the landscape.

Courtyard Gardens is a calm oasis in the heart of Oxted that offers elegant living, beautiful design and peace of mind.



THE DEVELOPER

St William is a joint venture between the Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'. The idea that inspires our approach is the space between buildings where you can create a community and somewhere that is sociable, sustainable and safe.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.

LOCATION

Eden Place
Oxted, RH8

LOCAL AUTHORITY

Tandridge District Council

TENURE

999-year lease

CAR PARKING

An allocated parking space is included with the purchase of each apartment. 3 bedroom apartments and penthouses have 2 allocated parking spaces.

ARCHITECTS

AHR Architects

INTERIOR DESIGN

St William

LANDSCAPE DESIGNER

Charnwood Landscape Design

WARRANTY

10 year Premier Guarantee building warranty
St William two year Customer Warranty
(this covers the first two years of the ten year policy)

COMPLETION

Atkinson House - February 2021 - July 2021
Beecham House - April 2021 - September 2021



APARTMENT MIX

Atkinson House

| Apartment Type | No. |
|-------------------|-----|
| 1 Bed 1 Bath | 8 |
| 2 Bed 2 Bath | 26 |
| 3 Bed 2 Bath | 4 |
| 3 Bed 2 Bath 1 WC | 3 |
| Total | 41 |

APARTMENT MIX

Beecham House

| Apartment Type | No. |
|----------------|-----|
| 2 Bed 2 Bath | 9 |
| 3 Bed 2 Bath | 11 |
| 3 Bed 3 Bath | 1 |
| Total | 21 |



Image of surrounding countryside, Oxted, Surrey

SUPERB LOCATION

Oxted is a quintessentially English town, full of character and charm, where timber-framed façades lend the busy high street a unique appeal. The high streets have a wide choice of restaurants and cafés, independent shops and supermarkets, including a Waitrose.

There is also an Everyman cinema and an independent arts group called 'The Barn Theatre', all just a short walk from Courtyard Gardens. With so many amenities on your doorstep, you won't even have to think about using the car.



Map is not to scale and shows approximate locations only



Computer generated image, indicative only



BY TRAIN

EAST CROYDON
16 MINS

LONDON BRIDGE
33 MINS

VICTORIA
39 MINS

GATWICK
42 MINS

CHARING CROSS
50 MINS

KING'S CROSS
50 MINS



BY CAR

M25 J6
10 MINS

CATERHAM
12 MINS

GATWICK
22 MINS

EAST GRINSTEAD
22 MINS

SEVENOAKS
20 MINS

EAST CROYDON
26 MINS



WALKING

COSTA COFFEE
2 MINS

HEALTH CENTRE
3 MINS

OXTED STATION
4 MINS

WAITROSE
4 MINS

EVERYMAN CINEMA
5 MINS

MASTER PARK
8 MINS



COUNCIL TAX BANDING

Guide from Tandridge Council
2019/20**

| | |
|--------|--------|
| Band A | £1,293 |
| Band B | £1,509 |
| Band C | £1,724 |
| Band D | £1,940 |
| Band E | £2,371 |
| Band F | £2,802 |
| Band G | £3,233 |
| Band H | £3,880 |

GROUND RENT

| | |
|-------|----------|
| 1 Bed | £300 p/a |
| 2 Bed | £400 p/a |
| 3 Bed | £550 p/a |

SERVICE CHARGES

Estimated £2.95 per square foot
per annum

TERMS OF PAYMENT

Reservation fee is £2,500 per unit
under the sales value of £500,000
and £5,000 above £500,000.

Exchange deposit is 10% of purchase
price less reservation fee payable
via your solicitor within 21 days
of reservation.

Balance of 90% payable
on completion.

**Source: www.tandridge.gov.uk

CONTACT DETAILS

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