



Flat 1, 155-157 High Street

Guide Price £225,000

- ONE BEDROOM APARTMENT
- DORKING TOWN CENTRE LOCATION
- HELP TO BUY AVAILABLE
- EXCELLENT STANDARD THROUGHOUT
- NEWLY CONVERTED
- CLOSE TO DORKING MAINLINE STATIONS
- NO ONWARD CHAIN
- STYLISH BATHROOM
- OPEN PLAN LIVING AREA
- CONTEMPORARY KITCHEN



A beautifully presented, unique one bedroom apartment offering over 600 sq ft of immaculate, bright, spacious accommodation. Situated within the heart of the Dorking town and Dorking mainline stations nestled amongst the rolling Surrey Hills considered to be an area of outstanding natural beauty.

This delightful apartment starts with an internal hallway which leads to all accommodation. There is an impressive 20'0 x 18' 8 sq ft open plan living area which is an excellent space, perfect for entertaining family or friends. This is a lovely bright area thanks to large windows allowing plenty of natural light to flood in. The contemporary kitchen with fully integrated appliances, including a washing machine and dishwasher. The kitchen has an array of floor to ceiling grey units complemented by ample work top space.

Completing the accommodation is the bathroom with a stylish modern white bathroom suite, incorporating a bath, shower, and electric towel rail.

Leasehold

The property is leasehold with 125 years remaining. There is a ground rent charge of £250.00 per annum. There is a service charge which is TBC. More information available upon request

Location

155-157 High Street is situated in the centre of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St. Paul's and St. Martin's at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract

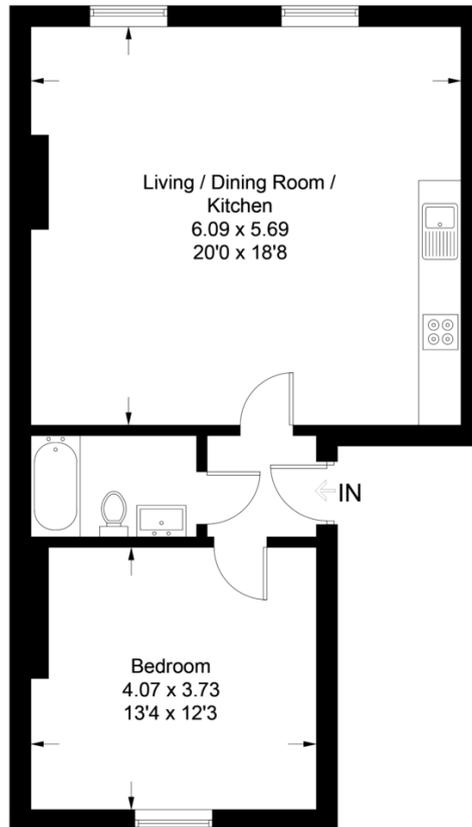


Backed by
HM Government



High Street, RH4

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft



First Floor

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 any decisions reliant upon them. (ID769584)

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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