



Pledges Yard, Falkland Road

Guide Price £315,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- RECENTLY REDECORATED
- MORDEN KITCHEN
- SPLIT LEVEL APARTMENT
- STYLISH BATHROOM
- OFF ROAD PARKING
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO MAINLINE STATIONS
- SHORT DRIVE TO LOCAL POPULAR SCHOOLS

EPC Rating '62'



NO ONWARD CHAIN An exciting opportunity to purchase a beautifully presented two double bedroom split level apartment offering 1015 sq ft of bright and spacious accommodation and with the bonus of an allocated parking space.

Pledges Yard is a small mews style cul-de-sac consisting of just 8 homes and is conveniently situated just on the outskirts of Dorking town centre close to The Nower and within short walking distance of its broad array of shops, recreational facilities and train stations.

This delightful apartment starts with a private front door which opens through to a useful internal hallway with stairs rising to the first floor. The 1st floor landing is larger than average and has an extra area ideal for desk and chair as a home working area. The reception room itself is a well-proportioned 20'3 x 17'0 sq ft which is an excellent space, perfect for entertaining family or friends. This is a lovely bright area thanks to the two large windows allowing plenty of natural light to flood in. Next is the kitchen which has been fitted with an array of modern floor to ceiling units complemented by ample worktop space, stylish tiling and room for all the expected appliances.

Moving up to the second floor where two double bedrooms can be found. The master bedroom is a generous 18'3 x 10'9 sq ft with built in wardrobes. Bedroom two is another double and can be utilised in many ways, such as a home office or playroom.

Parking

There is an allocated parking space.

Share of Freehold

The property is share of freehold with 114 years remaining (125 years from 11/08/2011) with a service charge of £***** per annum. Full information is available upon request.

Pledges Yard is situated just on the outskirts 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 proximity (0.9 miles), just a short 19 minute 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 (11 minute walk) and The Priory (15 minute walk) 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.

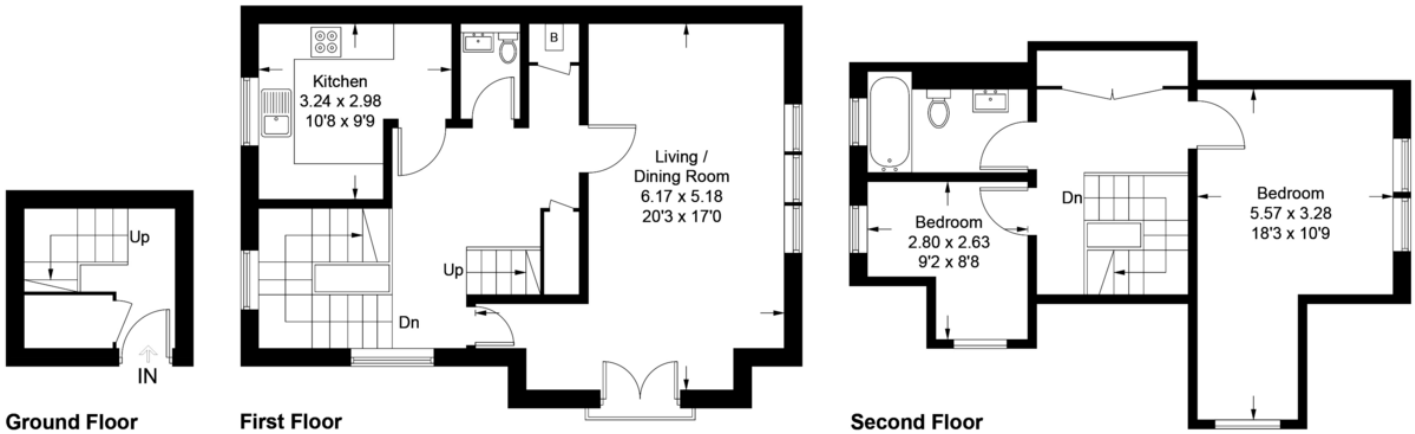
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

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



Pledges Yard, RH4

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft



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. (ID811576)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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