

Vista House, Lincoln Road

Guide Price £279,950

- FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- IMPRESSIVE OPEN PLAN KITCHEN/DINER
- ALLOCATED PARKING SPACE
- WALKING DISTANCE FROM DORKING TOWN CENTRE
- BONUS STUDY ROOM
- FIRST FLOOR APARTMENT
- STYLISH BATHROOM
- CLOSE TO DORKING MAINLINE STATIONS
- IMPRESSIVE MASTER BEDROOM
- SECURE BIKE SHED

EPC Rating '60'



An exceptionally presented one/two bedroom, first floor apartment with an allocated parking. This bright and spacious apartment has been finished to a very high standard throughout and is situated within a short walk of Dorking's mainline train stations, town centre and miles of beautiful open countryside.

Access to the apartment is via the communal entrance with lifts and stairs. The accommodation starts with a secure telephone entry system and an entrance hallway which connects all rooms. Starting in the impressive 18'4 x 15'3 sq ft open plan kitchen/living/dining room which is an excellent space, perfect for entertaining family or friends. This is a lovely bright room thanks to large windows allowing plenty of natural light to flood in. The kitchen is fitted with an array of modern floor to ceiling units complemented by ample worktop space, plus all other expected appliances including a dishwasher fitted last year.

Bedroom two measures 7'10 sq ft x 5'11 sq ft and is currently used as a study, the room is big enough for a single bed but please note, it does not have a window. The master bedroom is an impressive 17'4 x 10'4 sq ft complemented by built in wardrobes and plenty of space for additional furnishings plus extra space for storage. The master bedroom also benefits from a modern en-suite shower room. Completing the accommodation is the family bathroom, with a stylish white bathroom suite, incorporating a bath with an overhead shower. Another excellent addition to the property is the flooring, which is brand new and fitted in 2021.

Leasehold

The property is a leasehold with a service charge of £2868.14 per year (inclusive of ground rent) the lease has 120 years remaining. An additional £200 is contributed to the cost of repairs. The service charge and ground rent is reviewed on the 5th anniversary of the commencement date and each fifth anniversary thereafter. Full information is available upon request.

Outside

The apartment includes an allocated parking bay, perfectly positioned that you can see it from the apartment. There is also a useful and secure bike store available accessed via the carpark, ideal for storing bikes or push chairs.

****PLEASE NOTE**** - Under section 21 of the Estate Agents Act 1979 we must inform you that the vendor of this property is related to an employee of Seymours Estate Agents Dorking.

Location

Vista House is conveniently situated just moments away from Dorking Main and Dorking Deepdene railway stations, perfectly suited for commuters. Access across the South is easy by rail as well as road; London's Orbital Motorway, the M25 (J9) is just 6.5 miles away, whilst the A24 is immediately accessible extending as far as the south coast through Horsham. Dorking's main railway station is just 240 metres from Vista with frequent services into London Victoria in under an hour. Dorking Deepdene Station is 50 metres away with trains servicing destinations in the Southeast including Reigate, Guildford, Gatwick, and Reading. Within a short walk is The Ashcombe School and Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

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

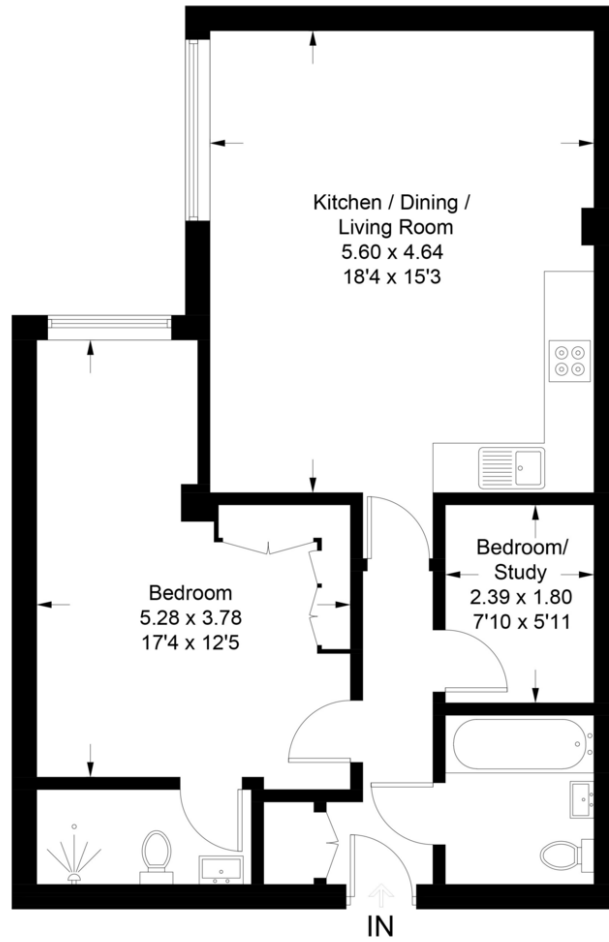
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

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



Vista House, RH4

Approximate Gross Internal Area = 62.1 sq m / 668 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. (ID828521)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

27 South Street, Dorking,
Surrey, RH4 2JZ

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

