

## Mulberry Heights, Dorking

**Guide price £550,000**

### Property Features

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- NO ONWARD CHAIN
- A SHORT WALK TO DORKING TOWN CENTRE
- ALLOCATED PARKING SPACE
- BREATH-TAKING VIEWS ACROSS RANMORE
- MASTER BEDROOM WITH EN SUITE
- FINISHED TO A HIGH STANDARD THROUGHOUT
- CLOSE TO ST PAULS CHURCH & SCHOOL
- IMPRESSIVE OPEN PLAN KITCHEN/RECEPTION ROOM
- 1030 SQ FT
- WALKING DISTANCE TO MAINLINE STATION



# Full Description

A stunning two double bedroom, two-bathroom 1st floor apartment with over 1000 sq/ft of stylish accommodation, a balcony with wonderful views across Ranmore and an allocated parking space. Situated close to St. Pauls Church, a short walk of Dorking town centre and miles of beautiful open countryside.

This luxury apartment was built and finished to a high standard by Rushmon Homes in 2015 and still benefits from the NHBC guarantee. Upon entering the property at ground floor, you make your way through the immaculate communal areas up to the first floor either by lift or by the spacious stairwell. The accommodation comprises two excellent sized double bedrooms with the master benefiting from its own modern ensuite shower room. Flowing through to the superb open plan kitchen/living room with bi fold doors out to the private balcony with a breath-taking views across Ranmore. The kitchen has been finished to an extremely high specification throughout and features an array of base and eye level units, complemented by ample worktop space, and enjoys views over Ranmore. Completing the accommodation is the large modern family bathroom complete with a stylish white suite and the generous hallway, which has a useful cupboard, ideal for shoe and coat storage.

## Outside

The apartment benefits from one allocated parking space and has plenty of additional parking in the surrounding area for visitors.

## Leasehold

The property is share of freehold and has 118 years remaining on the lease, a service charge of £1,849.62 per annum and ground rent of 155.15 PCM. Full information is available upon request.

## Location

Mulberry Heights 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 West, Dorking mainline, and Deepdene railway stations are within proximity, 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, Box Hill and Leith Hill (National Trust) - ideal for the walking and mountain riding enthusiasts, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

Fixtures & fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

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

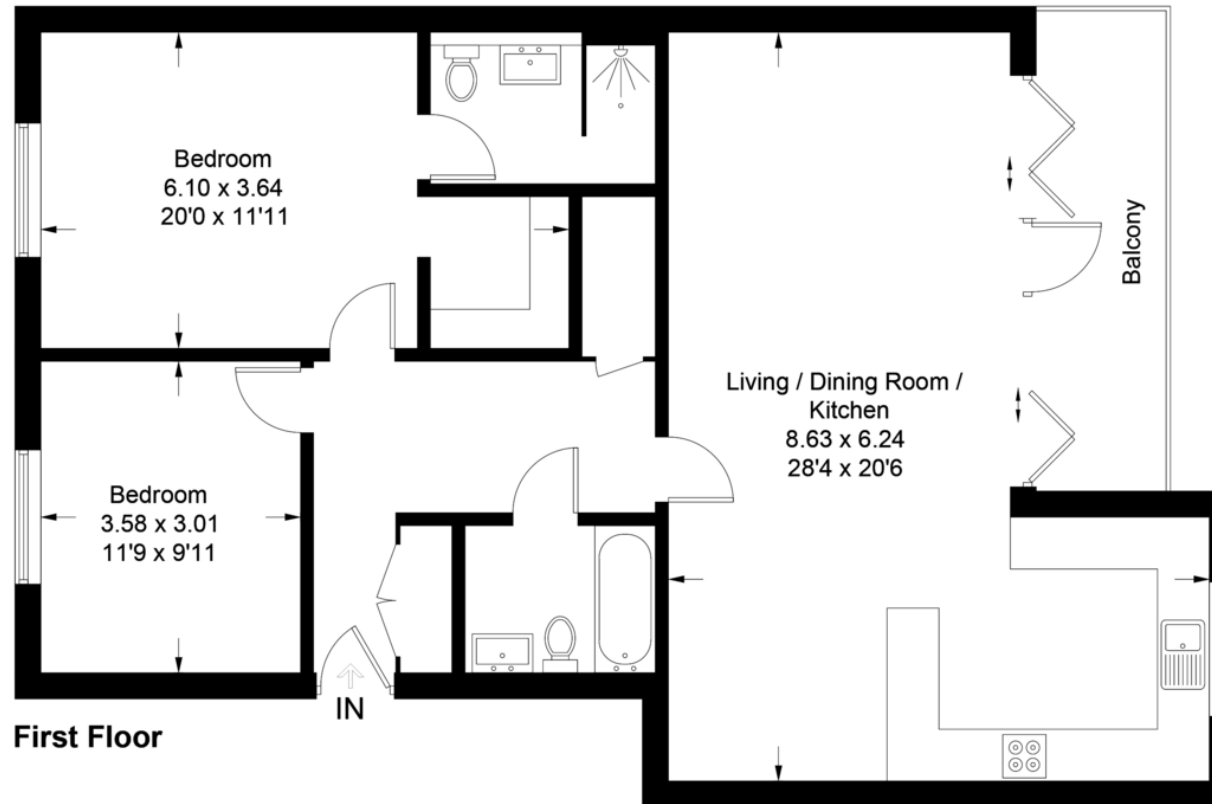






## Mulberry Heights, RH4

Approximate Gross Internal Area = 95.7 sq m / 1030 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. (ID839055)

### COUNCIL TAX BAND

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### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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