

## West Street, Dorking

Guide Price £250,000

- TOWN CENTRE LOCATION
- ONE DOUBLE BEDROOM
- 1ST FLOOR
- NO ONWARD CHAIN
- SHORT WALK TO TRAIN STATION
- CLOSE TO WAITROSE & HIGH STREET
- PERIOD FEATURES
- OPEN PLAN KITCHEN/LIVING ROOM
- MODERN BATHROOM
- TELEPHONE ENTRY SYSTEM

EPC Rating '47'





**\*NO CHAIN\*** A well-presented, first floor one double bedroom apartment situated in the heart of Dorking town centre within short walking distance of its broad array of shops, recreational facilities and train stations.

This delightful apartment starts with a secure door leading to a communal staircase to the front door. The internal hallway connects the accommodation. There is an impressive open plan kitchen/living area which is an excellent space, perfect for entertaining family or friends. This is a lovely bright area thanks to two large windows allowing plenty of natural light to flood in. The kitchen offers an array of floor to ceiling units complemented by ample work top space and spaces for all the expected appliances. The rear aspect bedroom is a generous double room. Completing the accommodation is the bathroom with a white bathroom suite.

#### Leasehold

The property is leasehold with 117 years remaining. There is a ground rent charge of £50 per annum for the first 25 years, £1 00.00 P/A for next 25 years, £200.00 P/A for the following 25 per annum and £400.00 P/A for the remainder of the term. There is no service charge however the buyer must contribute 31.6% towards any service costs and building insurance.

#### Location

West 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 A 25 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.

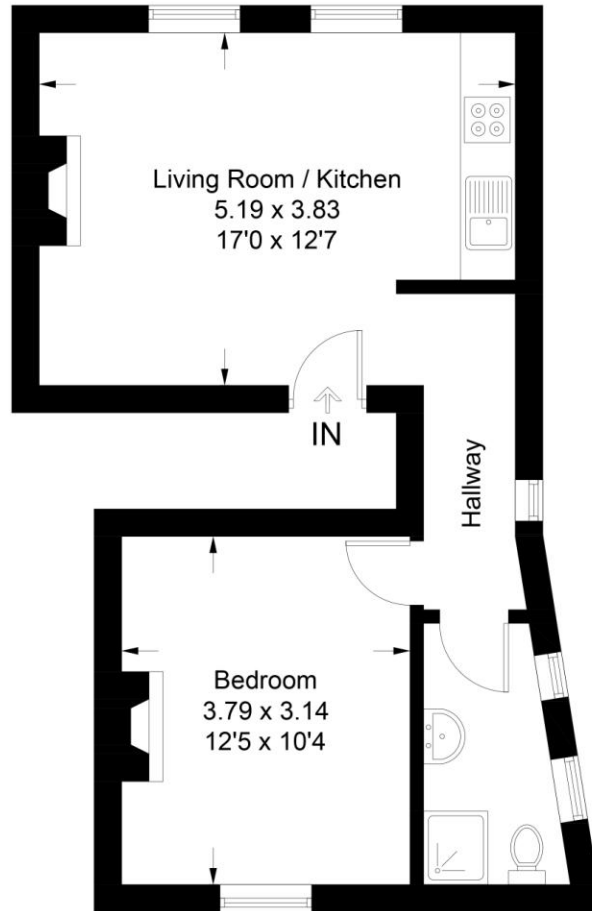
**FIXTURES & FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

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



## West Street, RH4

Approximate Gross Internal Area = 39.3 sq m / 423 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. (ID888068)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

#### COUNCIL TAX BAND

Tax band A

#### TENURE

Leasehold

#### LOCAL AUTHORITY

Mole Valley District Council

#### CONTACT

27 South Street, Dorking,  
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