



## Lincoln Road, Dorking

Guide Price £235,000

EPC Rating D

- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/DINER
- WALKING DISTANCE FROM DORKING TOWN CENTRE
- FIRST FLOOR APARTMENT WITH LIFT ACCESS
- STYLISH BATHROOM
- CLOSE TO DORKING MAINLINE STATIONS
- IMPRESSIVE MASTER BEDROOM
- SECURE BIKE SHED

- DRESSING AREA
- OPEN LIVING AREA





A well-presented one bedroom, first floor apartment with elevator access and benefitting from no onward chain. This bright and spacious apartment has been finished to a modern 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 lift access and stairs to all floors. The accommodation starts with a secure telephone entry system and an entrance hallway which connects the rooms. The open plan kitchen/living/dining room is a bright room owing to the large south facing windows, allowing plenty of natural light to flood in. The kitchen has been fitted with an array of modern floor to ceiling high gloss units, complemented by ample worktop space and all other expected appliances.

The bedroom is an impressive 18'11 x 9'5 sq ft and features a built in wardrobes. It also benefits from a dressing area with space for large wardrobes. Completing the accommodation is the family bathroom, with a stylish tiled suite, incorporating a bath with an overhead shower.

#### Leasehold

The property is a leasehold with a service charge of £1,600 per year and a ground rent of £150 per annum. The lease has 120 years remaining. 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

There is a useful and secure bike store available accessed via the carpark, ideal for storing bikes or push chairs.

#### 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, Cummins House, 62 South Street, Dorking, RH4 2HD.

**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation

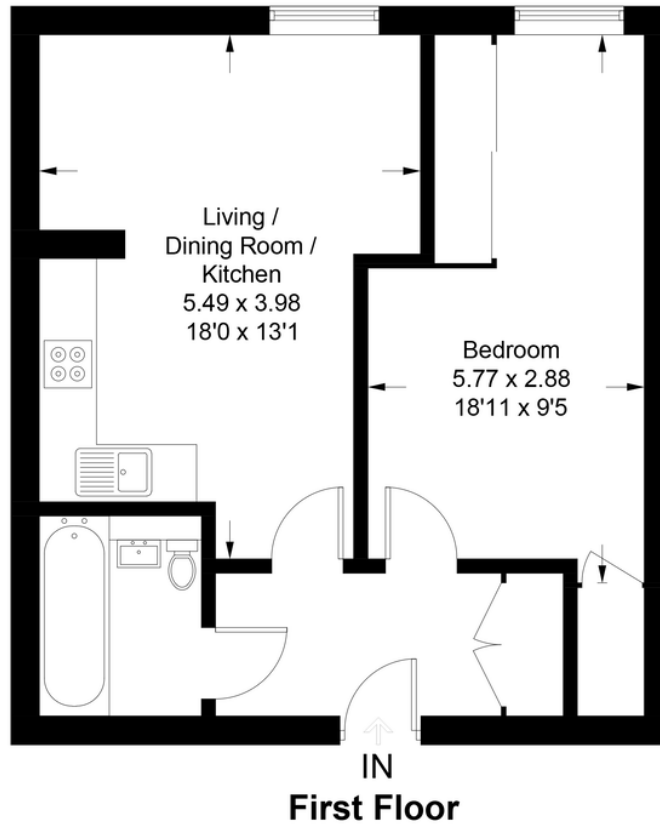
**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





## Vista House, RH4

Approximate Gross Internal Area = 45.5 sq m / 490 sq ft



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

### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South  
Street, Dorking, Surrey,  
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