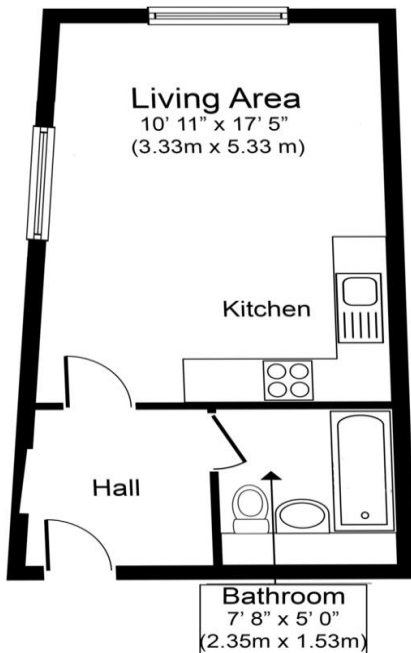




 **Seymours**

PAPER MEWS, DORKING
£155,000





Approximate Floor Area
312 sq. ft.
(29.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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

A beautifully presented 1st floor studio apartment finished to a high standard offering bright, spacious accommodation. Situated in the heart of Dorking, within walking distance everything the town has to offer including mainline train stations, High Street and miles of stunning open countryside.

The property begins in the hallway, which in turn provides access to all the accommodation. The dual aspect living area is a lovely bright space with plenty of natural light flooding in and offers a generous space for all your furniture. The contemporary kitchen, with fully integrated appliances, has been fitted with an array of floor to ceiling units complemented by ample worktop space, a range of built in appliances including fridge/freezer, ceramic hob, single oven and chimney hood. Completing the accommodation is the stunning bathroom benefitting from a bath with overhead shower, modern white suite and electric towel rail.

The property is leasehold with a 148-year lease - there is an annual service charge of £750 and the ground rent is approximately £250 per year. Full information is available upon request.

Location

Paper Mews is situated within the heart 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 just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 55 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 and Box Hill (National Trust) - ideal for the walking and 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, 62 South Street, Dorking, RH4 2JZ.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 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 and 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.

