



St. Martins House

St Martins Walk, DORKING

- ONE DOUBLE BEDROOM
- STUNNING LIVING/KITCHEN/DINER
- MODERN BATHROOM
- SHORT WALK TO MAINLINE TRAIN STATION
- CLOSE TO THE HIGH STREET
- MODERN FITTED KITCHEN
- BEAUTIFULLY PRESENTED
- TOP FLOOR WITH LIFT
- NEXT TO MEADOWBANK PARK

OIEO £240,000

EPC Rating '69'



An exciting opportunity to purchase a beautifully presented, modern top floor one double bedroom apartment with parking. It is conveniently situated in the heart of Dorking town centre within short walking distance of shops, recreational facilities and train stations.

Upon entering the building on the ground floor via a secure telephone entry system, you make your way through the immaculate communal areas up to the 2nd floor either by lift or by the spacious stairwell. The internal accommodation starts with a spacious entrance hallway benefiting from a large utility cupboard, the hallway also provides access to all rooms. There is an impressive 18ft 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 two large windows allowing lots of natural light to flood in. The kitchen is fitted with an array of modern floor to ceiling units complemented by a ample worktop space, built in hob and oven plus all other expected appliances. Next is the master bedroom which is an impressive 17ft with plenty of space for all bedroom furnishings. Completing the accommodation is a modern bathroom with a stylish white bathroom suite, incorporating a bath with an overhead shower.

Leasehold

The property is a leasehold with a service charge (includes the ground rent) of £921 per year and 123 years left on the lease. Full information is available upon request. Council tax band C.

Parking

The property comes with a parking permit to park a vehicle within a gated car park in the build – this parking permit is valid until 2026 this can be reviewed and renewed once expired.

Location

St. Martin's House 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 just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 52 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 enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House 62 South Street, Dorking, RH4 2HD.

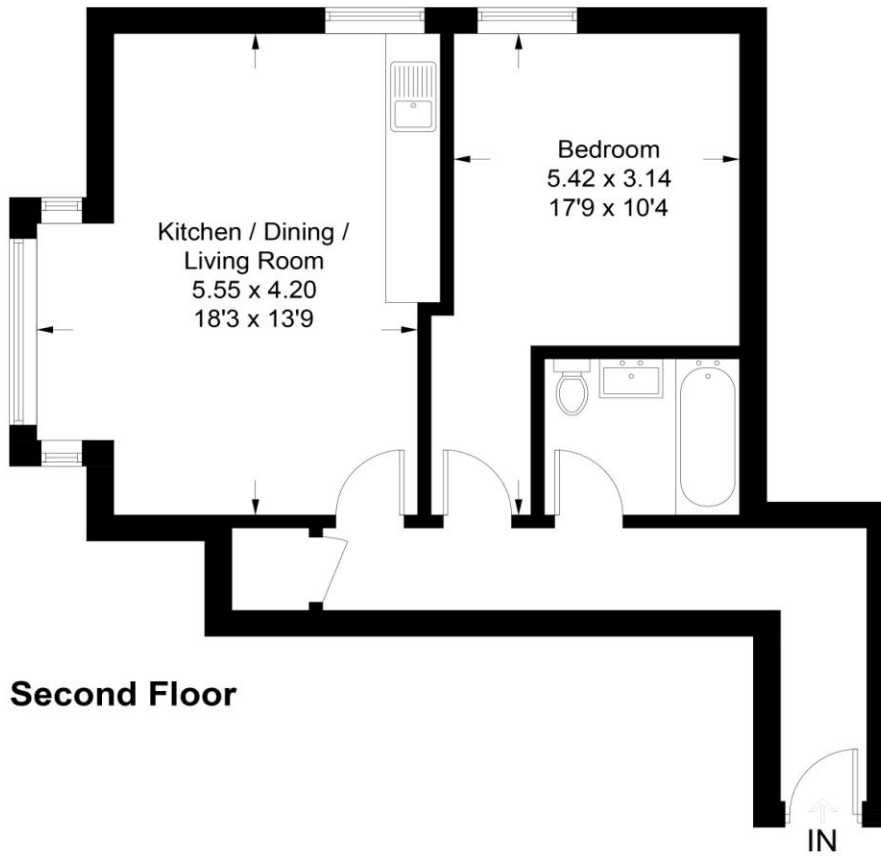
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

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



St. Martins House, RH4

Approximate Gross Internal Area = 50.1 sq m / 539 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. (ID934851)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	69 c
55-68	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

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

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.