



## Station Road, Dorking Town Centre

Price £239,950

EPC Rating '77'

- ONE DOUBLE BEDROOM
- WELL PRESENTED THROUGHOUT
- PARKING SPACE
- KITCHEN/DINING ROOM/LIVING ROOM
- TOP FLOOR
- STYLISH BATHROOM
- CENTRE OF DORKING
- WALKING DISTANCE TO ALL OF DORKING TRAIN STATIONS
- CLOSE TO THE HIGH STREET
- ACCESS TO A SHARED BASEMENT



An exciting opportunity to purchase a stunning top floor apartment with bright and well-presented accommodation, basement storage and allocated parking space. The property is situated just moments from everything Dorking town centre has to offer including the High Street, Meadowbank Park, wonderful countryside walks and mainline train stations.

Access is via a telephone entrance system and stairs rise up through the well-presented communal entrance hallway. This beautifully presented property offers a wealth of history with many original period and character features but also has a wonderful modern feel throughout. The front aspect kitchen/dining/living room has been designed to be the 'heart of the home', providing the ideal entertaining space. This is a lovely bright room with plenty of natural light flowing through, thanks to the large windows. The modern kitchen has been fitted with a selection of floor to ceiling units complemented by corian worktops and a range of integrated appliances. The dining area has plenty of space for a large table and chairs. There is also access to a very useful loft. The generous size master bedroom offers built in wardrobe and two large windows. Completing the accommodation is the stylish bathroom fitted with high ceilings and a modern white suite.

#### Basement

The property has the added benefit of the use of a large basement – (shared by the apartment owners only).

#### Parking

The property benefits from one parking space.

#### Leasehold

The property is leasehold with a 114-year lease remaining. There is an annual service charge of £3,300 which covers the maintenance of the building, insurance, communal areas, ground rent and also £1000 contribution to a sinking fund which is currently at £19,394. Full information is available upon request.

#### Utilities and Council Tax

The property is connected to mains gas, water, drainage and electricity. The council tax band is B.

#### Location

Franklin Court 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 within close proximity offering a 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 enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

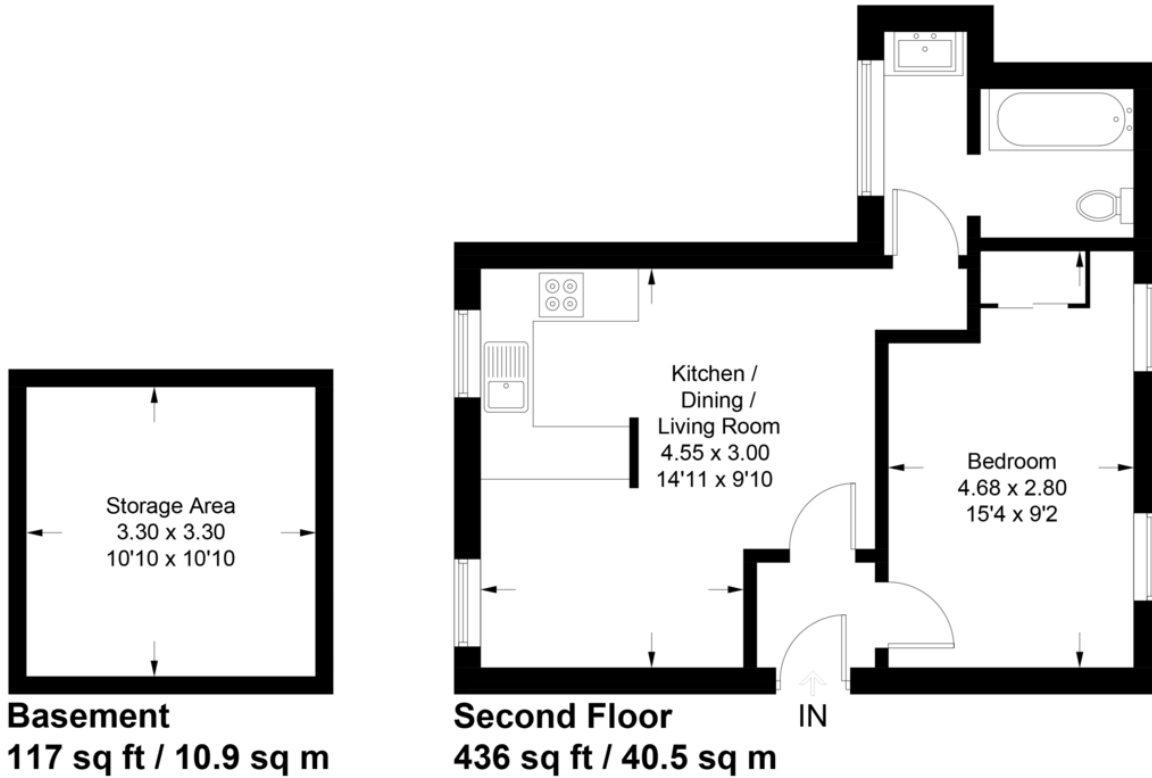
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South St, Dorking, RH4 2HD.

**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



## Franklin House, RH4

Approximate Gross Internal Area = 40.5 sq m / 436 sq ft  
 Basement = 10.9 sq m / 117 sq ft  
 Total = 51.4 sq m / 553 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. (ID946400)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	77   c
55-68	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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