



 **Seymours**

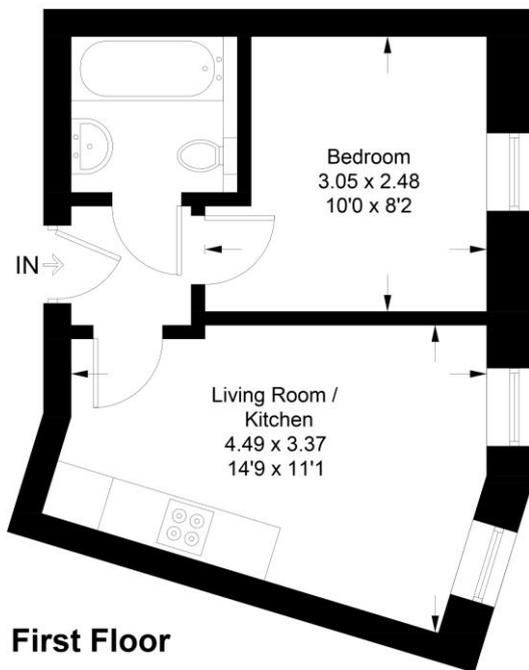
**LINCOLN ROAD, DORKING**  
**GUIDE PRICE £165,000**





**Vista House, RH4**

Approximate Gross Internal Area = 26.7 sq m / 287 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. (ID941785)

**CONTACT**

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**\*NO ONWARD CHAIN\*** A bright, well-presented one bedroom, first floor apartment within a modern development and situated within a short walk of Dorking's mainline train stations, town centre and miles of beautiful open countryside.

Access is via a communal entrance. The front door leads into an internal hall providing access to all accommodation. The open plan kitchen/living room has been fitted with a modern range of gloss base and eye level units, complemented by worktops and a selection of integrated appliances and two floor to ceiling windows provide an abundance of natural light. The 10ft x 8'2ft bedroom has space for double bed and freestanding wardrobe. The bathroom is a standout feature of the apartment, boasting a contemporary design and stylish finishes, equipped with a shower over the bath and elegant tiling. Overall, this apartment is the perfect blend of style and functionality, making it an ideal home for anyone seeking a modern living space with all the necessary amenities, including a secure cycle lock up, for storing your bicycle.

**Leasehold**

The property is leasehold with 120 years remaining - Ground rent is £300 per year, paid bi-annually. The most recent half yearly service charge was £473.89. Please note the residents of Vista House now have the 'right to manage' and have selected a new management agent to manage the development. Full information is available upon request.

**Location**

Vista House is conveniently located just moments from Dorking and Dorking Deepdene railway stations, perfectly suited for commuters. This property is within a short walk 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.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	63   D
39-54	E		
21-38	F		
1-20	G		

