





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A well-presented one double bedroom first floor apartment, located within walking distance of everything the pretty village of Westcott has to offer.

A secure door opens through into the communal area with stairs to the first floor. A front door leads to the entrance hall with two large storage cupboards and gives access to all the accommodation. The generous 17ft front aspect sitting/dining room provides an excellent entertaining space. There is an archway through to a separate modern kitchen offering a range of eye and base level units, worktops and space for appliances. The master bedroom is an impressive double room. There is also good storage space in the airing cupboard, accessed within the bathroom. Completing the accommodation is the bathroom which has been updated in recent years with a modern white suite.

Leasehold

The property is a leasehold with 94 years remaining and a service charge of £1,389.04 per annum including ground rent. Full information is available upon request.

Garden and Parking

The property benefits from access to a communal garden, mainly laid to lawn with mature shrubs to borders. There is one allocated parking space at the rear of the property.

Council Tax & Utilities

This property falls under Council Tax Band B. The property is connected to mains water, drainage, gas and electricity. The broadband is a (ADSL/Cable/FTTC/FTTP) connection.

Location

This property is located close to some of Surrey's finest and unspoilt countryside, within the village of Westcott, recently voted one of the ten prettiest villages in Surrey by the Telegraph. Westcott provides a small selection of shops, village pub, school, doctors surgery and village church. For more comprehensive facilities the town of Dorking lies within close proximity and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around Westcott is highly regarded for its outstanding countryside and this property is very close to the route 22 cycle route.

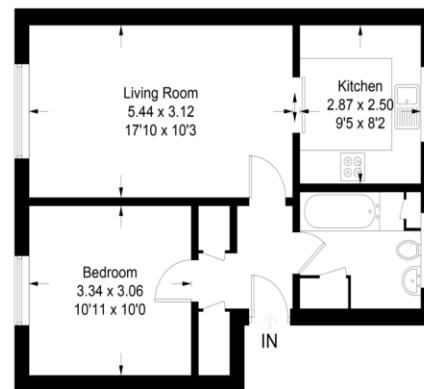
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.

#### Parsonage Close, RH4

Approximate Gross Internal Area = 46.4 sq m / 499 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. (ID959843)

#### CONTACT

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