

## Mulberry Heights Harrowlands Park

Dorking

**Offers In Excess Of £650,000**

### Property Features

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- THREE DOUBLE BEDROOMS
- FLEXIBLE LAYOUT
- FINISHED TO A HIGH STANDARD THROUGHOUT
- CLOSE TO ST PAUL'S CHURCH & SCHOOL
- TWO ALLOCATED PARKING SPACES
- MASTER BEDROOM WITH ENSUITE
- WALKING DISTANCE TO TOWN CENTRE & MAINLINE STATION
- IMPRESSIVE OPEN PLAN KITCHEN/RECEPTION ROOM
- BREATH-TAKING VIEWS ACROSS RANMORE
- 1393 SQ FT



# Full Description

A stunning three double bedroom, two-bathroom top floor apartment with close to 1400 sq/ft of stylish accommodation, a balcony with wonderful views across Ranmore and two allocated parking spaces. Situated close to St. Pauls Church, a short walk of Dorking town centre and miles of beautiful open countryside.

This luxury apartment was built and finished to a high standard by Rushmon Homes in 2015 and still benefits from the NHBC guarantee. Upon entering the property at ground floor, you make your way through the immaculate communal areas up to the 2nd floor either by lift or by the spacious stairwell. The beautifully presented and flexible accommodation starts with the generous hallway, which leads to all the rooms and has three useful cupboards ideal for shoe and coat storage and other household items. The superb open plan 25ft kitchen/dining/living room, this room boasts from bi-fold doors which lead out to the private balcony and breath-taking views across Ranmore. The kitchen has been finished to an extremely high specification throughout and features an array of base and eye level units, integrated appliances, all complemented by ample worktop space and spectacular views over Ranmore. To the back of the kitchen is space for a dining table and chairs and also benefits from patio doors which open out to a Juliette balcony and the wonderful surrounding views. There are three excellent sized double bedrooms each with floor to ceiling fitted storage. The master bedroom is wonderfully light due to the two large windows and benefits from a spacious, modern ensuite bathroom. The guest bedroom is another generous size double. The 3rd bedroom is another double but currently laid out as a study. Completing the accommodation is the large modern family bathroom complete with a stylish white suite.

## Parking

The apartment benefits from two allocated parking spaces at the front of the property.

## Share of Freehold

The property is share of freehold and has 117 years remaining on the lease, a service charge of £2,120 per annum. Full information is available upon request. Council Tax Band F

## Location

Mulberry Heights is situated just on the outskirts 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 West, Dorking mainline, and Deepdene railway stations are within proximity, offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leathhead 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 Halls 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, Box Hill and Leith Hill (National Trust) - ideal for the walking and mountain biking 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.

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





# Mulberry Heights, RH4

Approximate Gross Internal Area = 129.5 sq m / 1393 sq ft



## Second 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. (ID964999)

### CONTACT

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### COUNCIL TAX BAND

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### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	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 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