



Pledges Yard, Falkland Road

OIEO £250,000

- GROUND FLOOR APARTMENT
- MODERN KITCHEN
- ALLOCATED PARKING
- STYLISH BATHROOM
- LARGE DOUBLE BEDROOM
- WALKING DISTANCE TO TOWN CENTRE
- 17FT LIVING/ DINING ROOM
- PATIO AREA
- CLOSE TO THE NOWER
- WALKING DISTANCE TO TRAIN STATIONS

EPC Rating '67'



An immaculately presented, ground floor one double bedroom maisonette offering spacious accommodation and parking, ideal for a first-time buyer or investment. Situated within Dorking town centre, close to local shops, cafés, bars and within walking distance of Dorking's train stations.

The property begins at the private door which leads straight into the living/dining room. This spacious room is wonderfully bright due to the dual aspect windows and patio doors which lead out to a paved patio area but also has a sense of warmth from the wooden flooring throughout this room. Wall to wall storage creates a clutter free space with plenty of room for a dining table and chairs to enjoy meals with friends and family. The modern kitchen has a good number of base and eye level cabinets, plenty of worktop space, integrated appliances and room for other appliances. Opposite is the modern bathroom with a white 3-piece suite and overhead shower. The master bedroom is located at the back of the property and boasts floor to ceiling storage plus space for any additional freestanding furniture. Each room features recently fitted shutters for privacy, while keeping the space bright and modern.

Outside

There is a patio area which can be accessed via the living room patio doors.

Parking

There is an allocated parking space.

Share of Freehold

The property is a share of freehold with 114 years remaining on the lease (125 years from 11/08/2011) with a service charge of £160pcm. This was advised by our client for the year 2022-23. Full information is available upon request.

Council Tax Band C

Location

Located in the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty. Dorking offers an excellent selection of independent shops, cafés and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children, with Dorking Lawn tennis and Squash club and Meadowbank Park within walking distance from the property. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property within 3 miles from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Polsden Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

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

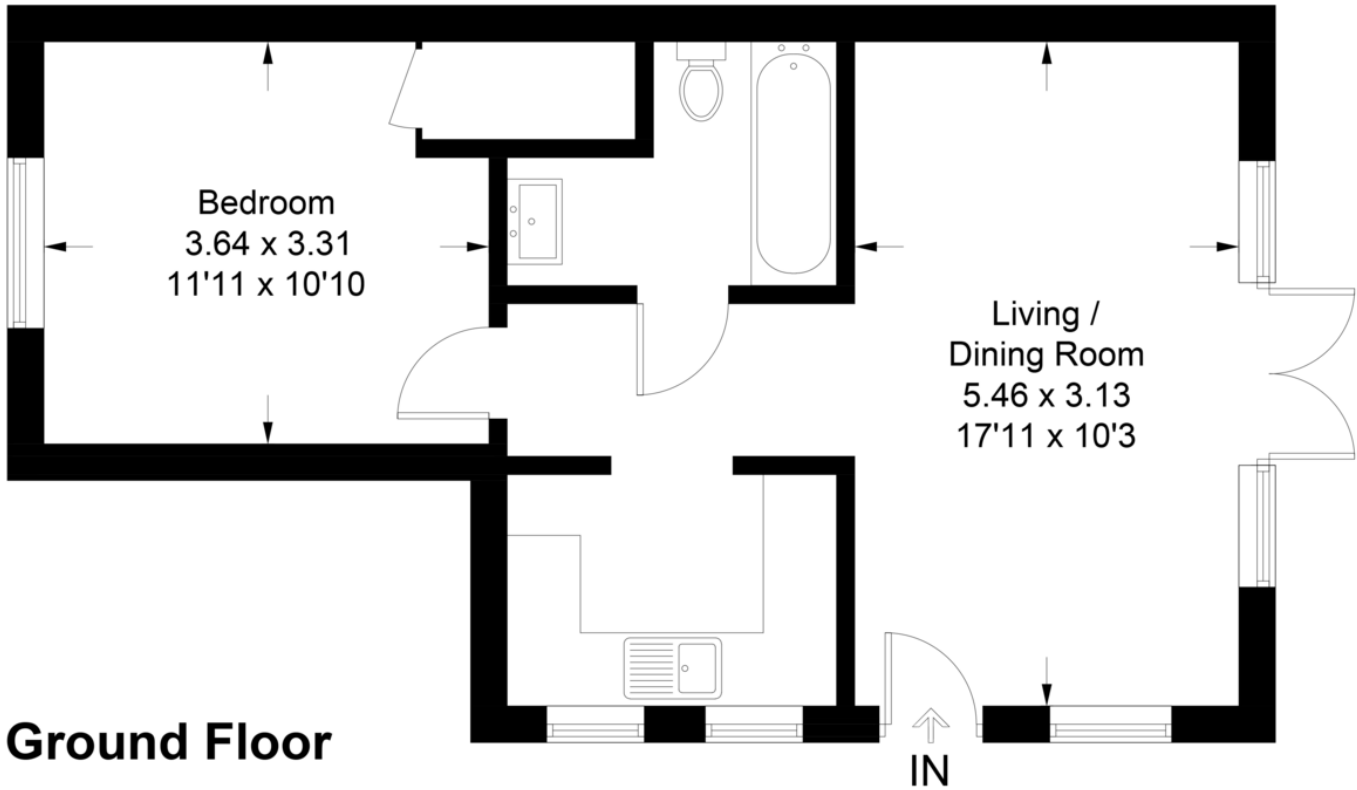
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Pledges Yard, RH4

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



Ground 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. (ID965003)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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