



St Martins Walk,

£239,950

EPC Rating '66'

- One bedroom apartment
- High specification
- Modern kitchen
- Modern bathroom
- Reception room
- Centre of Dorking
- Close to high street, shops and restaurants
- Walking distance to train stations
- No onward chain



NO ONWARD CHAIN An exciting opportunity to purchase a beautifully presented, modern top floor one double bedroom apartment with parking. It is conveniently situated in the heart of Dorking town centre within short walking distance of shops, recreational facilities and train stations.

Upon entering the building on the ground floor via a secure telephone entry system, you make your way through the immaculate communal areas up to the 1st floor either by lift or by the spacious stairwell. The internal accommodation starts with an entrance hallway benefiting from a large utility cupboard, the hallway also provides access to all rooms. There is an impressive 18ft open plan kitchen/living/dining room which is an excellent space, perfect for entertaining family or friends. This is a lovely bright room thanks to two large windows allowing lots of natural light to flood in. The kitchen is fitted with an array of modern floor to ceiling units complemented by a ample worktop space, built in hob and oven plus all other expected appliances. Next is the master bedroom which is an impressive size with plenty of space for all bedroom furnishings. Completing the accommodation is a modern bathroom with a stylish white bathroom suite, incorporating a bath with an overhead shower.

Leasehold

The property is a leasehold with a service charge of £921 per year and 125 years left on the lease. Full information is available upon request. Council tax band C.

Parking

The property comes with an allocated parking space within a gated car park located within the building.

Location

St. Martin's House is situated in the centre 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 just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 52 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 Street, Dorking, RH4 2HD.

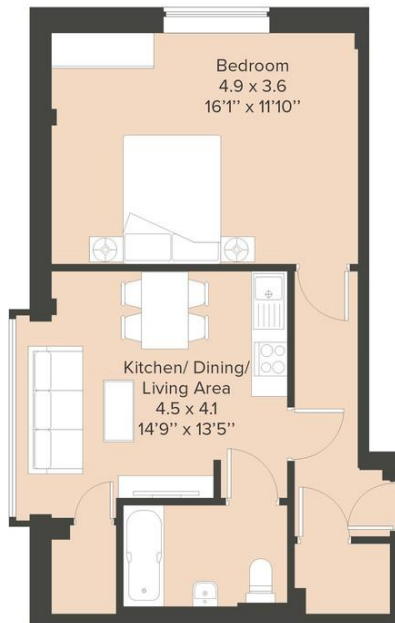
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

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



St Martin's House

Approximate gross internal area = 55.4 sq m / 596 sq ft



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley

CONTACT

Cummins House, 62 South
Street, Dorking, Surrey,
RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

