

Lincoln Road, Dorking

£220,000

- SECOND FLOOR APARTMENT WITH LIFT ACCESS
- ONE DOUBLE BEDROOM
- 17FT OPEN PLAN LIVING SPACE
- WALKING DISTANCE FROM DORKING TOWN CENTRE
- MODERN KITCHEN
- SHORT WALK TO DORKING MAINLINE STATIONS
- STYLISH BATHROOM
- CLOSE TO STUNNING COUNTRYSIDE
- SECURE AUDIO ENTRY PHONE SYSTEM
- SECURE BIKE SHED

EPC Rating 67



A well-presented one double bedroom, second floor apartment with lift access, offering bright and spacious open plan living. This modern apartment has been finished to a high standard throughout and is situated within a short walk from the Town Centre, Dorking mainline train stations and miles of beautiful open countryside.

Access to the property is via a communal entrance with lift access and stairs to all floors, with a secure audio entry phone system required to access the apartment. A private doorway leads into the entrance hall providing access to all the key rooms as well as a useful floor to ceiling storage cupboard.

The open plan kitchen/living room is a lovely bright room thanks to the large window allowing plenty of natural light to flood in. The contemporary kitchen with fully integrated appliances has been fitted with an array of floor to ceiling white, high gloss units complemented by worktops, ceramic hob, single oven and chimney hood. There is space for a dining table and chairs, as well as a sofa and television to relax and unwind at the end of the day.

Next is the double bedroom providing plenty of space for freestanding furniture. Completing the accommodation is the stylish bathroom benefitting from practical floor to ceiling tiles, a bath with overhead shower, modern white suite and electric towel rail. Another benefit to this property is the zoned underfloor heating throughout, which is controlled by wall mounted touchscreen devices.

- Council Tax Band B

Outside

There is a very useful and fully secure bike store available for all residents which is accessed via the carpark, ideal for storing bikes or push chairs.

Leasehold

The property is leasehold with 119 years remaining - there is an annual service charge of £1,100 per annum and annual ground rent of £300 per year. 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. Access across the South is easy by rail as well as road; London's Orbital Motorway, the M25 (J9) is just 6.5 miles away, whilst the A24 is immediately accessible extending as far as the south coast through Horsham. Dorking's main railway station is just 240 metres from Vista with frequent services into London Victoria in under an hour. Dorking Deepdene Station is 50 metres away with trains servicing destinations in the south east including Reigate, Guildford, Gatwick and Reading. This property is within a short walk of The Ashcombe School and 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. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

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

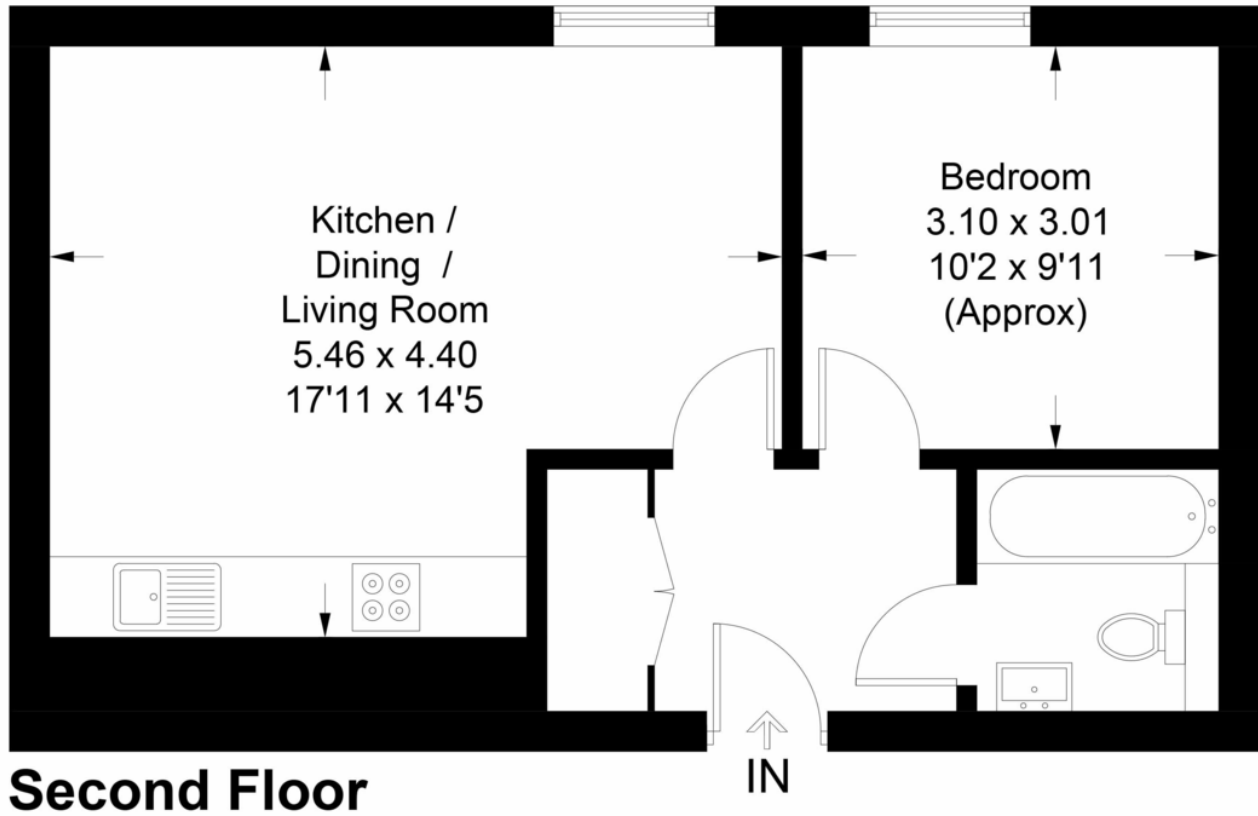
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD

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



Vista House, RH4

Approximate Gross Internal Area = 41.2 sq m / 443 sq ft



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

COUNCIL TAX BAND

Tax Band B

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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