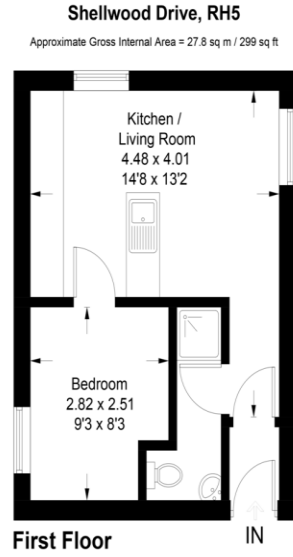






| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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. (ID1058686)

**\*NO ONWARD CHAIN\*** A modern one-bedroom first-floor flat, featuring a communal garden and off-road permit parking. Nestled in the semi-rural village of North Holmwood, it presents an ideal opportunity for first-time buyers or investment purchasers.

This property boasts a communal entrance lobby, granting access to the shared garden and stairs leading up to the first floor. A private front door opens into a hallway, guiding you into the bright kitchen/diner with dual aspect views of the garden. The wooden flooring throughout adds a clean and practical touch, with space for both dining and lounging areas. The kitchen, located at the rear, features a good number of base and eye level units, induction hob, oven, and freestanding appliances, alongside ample worktop space. A door leads into the double bedroom, carpeted for added comfort and offering views out to the garden and woods. Completing the accommodation is the modern shower room, fitted with a modern white three-piece suite and walk-in shower.

#### Outside and Parking

Outside the property benefits from a communal garden which is laid to lawn and perfect to enjoy in the warmer months. There is one allocated parking space within the car park located at the side of the property.

#### Leasehold

The property has 955 years remaining on the lease. There is a service charge of 1432.62 which is paid annually.

#### Council Tax Band and Utilities

The property is connected to mains water, electricity and drainage. The Council Tax Band is B.

**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.



#### CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.