



## High Street, Dorking

Guide Price £185,000

EPC Rating '71'

- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM APARTMENT
- TOWN CENTRE LOCATION
- 1ST FLOOR
- OPEN PLAN KITCHEN/LIVING ROOM
- SHORT WALK TO TRAIN STATION
- CLOSE TO WAITROSE & HIGH STREET
- PERIOD FEATURES
- SHORT WALK TO MAINLINE TRAIN STATIONS



A well-presented, first floor one double bedroom apartment situated in the heart of Dorking town centre within short walking distance of its broad array of shops, recreational facilities and train stations.

This delightful apartment starts with a communal hallway which provides access to the front door. The internal hallway connects the accommodation, starting with an impressive open plan kitchen/living area which is an excellent space, perfect for entertaining family or friends. This is a lovely bright area thanks to two large sash windows, allowing plenty of natural light to flood in. The kitchen offers an array of floor to ceiling units complemented by ample work top space. There is a dedicated area for a small suite and dining table. The rear aspect bedroom is a generous double room with built-in storage for all of your storage solutions. Completing the accommodation is the bathroom with a contemporary white suite including a bath and overhead shower.

#### Storage

In the communal hallway there is a dedicated storage space for the exclusive use of both apartments within the building.

#### Parking

The property does not have off street parking however the owner currently rents a private parking space in the nearby Paper Mews car park. Please note any prospective purchaser would need to check this arrangement could be continued.

#### Leasehold

The property is leasehold with 91 years remaining on the lease. There is an annual service charge of £2,004, as well as annual ground rent of £350. Please note you will require a written agreement from the landlord if you wish to have a pet.

#### Council Tax & Utilities

This property falls under Council Tax Band B. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

**IMPORTANT NOTE:** As this property is located above a commercial premises, it would be advisable to check your lender's requirements to ensure they will lend on the property.

#### Location

The property 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 within close proximity just a short walk away 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 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, 62 South Street, Dorking, RH4 2HD.

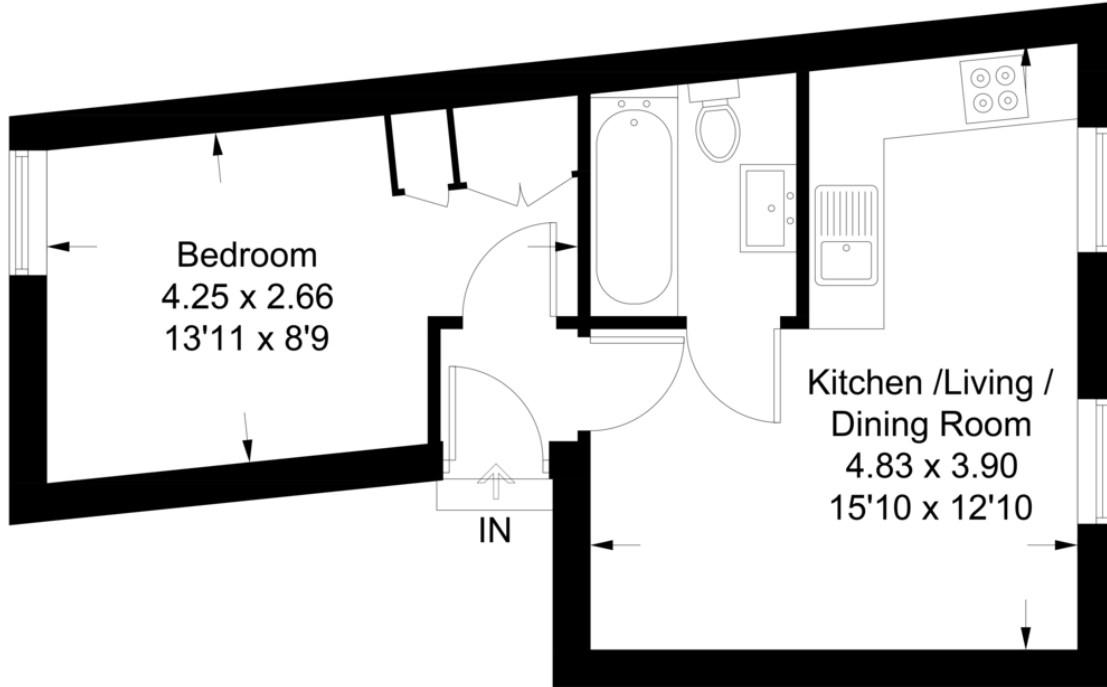
**FIXTURES & FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

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



## High Street, RH4

Approximate Gross Internal Area = 29.9 sq m / 322 sq ft



## First 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. (ID1096385)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	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

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

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