

Horsham Road, Dorking

Guide Price £299,950

EPC Rating '80'

- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- ENSUITE TO MAIN BEDROOM
- KITCHEN
- FAMILY BATHROOM
- LIVING/DINING ROOM WITH JULIETTE BALCONY
- WELL REGARDED GATED DEVELOPMENT
- OFF STREET PARKING
- WITHIN WALKING DISTANCE TO HIGH STREET & TRAIN STATIONS
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



A fantastic opportunity to purchase a modern, first-floor apartment featuring two spacious double bedrooms, underground parking, with the benefit of no onward chain. This property is located in a highly sought-after gated development, offering easy access to Dorking town centre and The Nower.

The apartment boasts a bright, generous living space in a peaceful yet convenient setting. Entering through the communal hallway, equipped with an entry phone system, stairs lead to a shared landing where a private front door opens into the entrance hall, complete with built-in storage cupboards. The living/dining room is perfect for entertaining, with double doors opening to a Juliette balcony, allowing ample natural light. The kitchen is fitted with a selection of base and eye level units, ample worktop space and a range of integrated appliances, with additional room for other appliances. The master bedroom is a generous double, featuring built-in wardrobes, a private ensuite shower room and a second Juliette balcony. The second bedroom is also a spacious double and the apartment is completed by a modern, stylish bathroom with a white suite.

Outside & Parking

Access to Townfield Court is via an automatic electric gate, leading to ample off-street parking.

Council Tax & Utilities

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

Leasehold

The property is leasehold with 95 years remaining. There is an annual service charge of £2,200 and a ground rent of £300 per year. Full information is available upon request.

Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. 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).

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

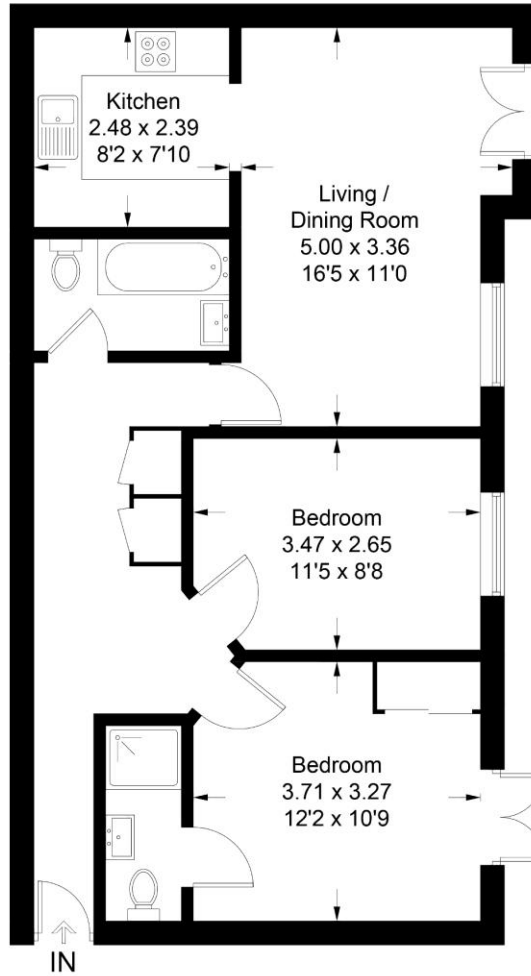
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Townfield Court, RH4

Approximate Gross Internal Area = 64.0 sq m / 689 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. (ID1125504)

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

COUNCIL TAX BAND

Tax Band E

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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

