



South Street, Dorking

Guide Price £235,000

EPC Rating '83'

- NO ONWARD CHAIN
- TWO BEDROOMS
- TOP FLOOR APARTMENT
- WRAP-AROUND BALCONY
- ALLOCATED PARKING
- LONG LEASE
- CLOSE TO DORKING HIGH STREET & WAITROSE
- SHORT WALK TO THE TRAIN STATIONS
- OPEN PLAN KITCHEN
- CLOSE TO THE NOWER & MILES OF COUNTRYSIDE WALKS



NO ONWARD CHAIN A stylish top floor two bedroom apartment with flexible accommodation, wrap around balcony, parking and conveniently located within easy reach of Dorking High Street, doctors' surgery and all the local amenities.

A secure communal front door opens into the lobby with stairs leading up to the 2nd floor. An internal hallway provides access to all rooms starting in the large side aspect kitchen/reception room which provides a wonderfully bright entertaining space and benefits from a door out to the balcony. The kitchen has been fitted with a modern range of base and eye level cabinetry, complemented by wood worktops, built in oven and hob, plus space for a range of appliances.

The main bedroom is a generous double and benefits from a door out to the balcony. The second is a good size single room, which could also be used as a home office and features a door out to the balcony. Both bedrooms are serviced by a well proportioned, modern bathroom with bath and overhead shower.

Outside & Parking

There is a balcony accessed directly from both the bedrooms and kitchen/living room, with space for a small table and chairs, offering elevated views over the surrounding area. The property also benefits from one allocated parking space.

Leasehold

The property is a leasehold with 116 years remaining. There is an annual service charge (including ground rent) of £1307 per year. Full information is available upon request.

Council Tax & Utilities

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

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 Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

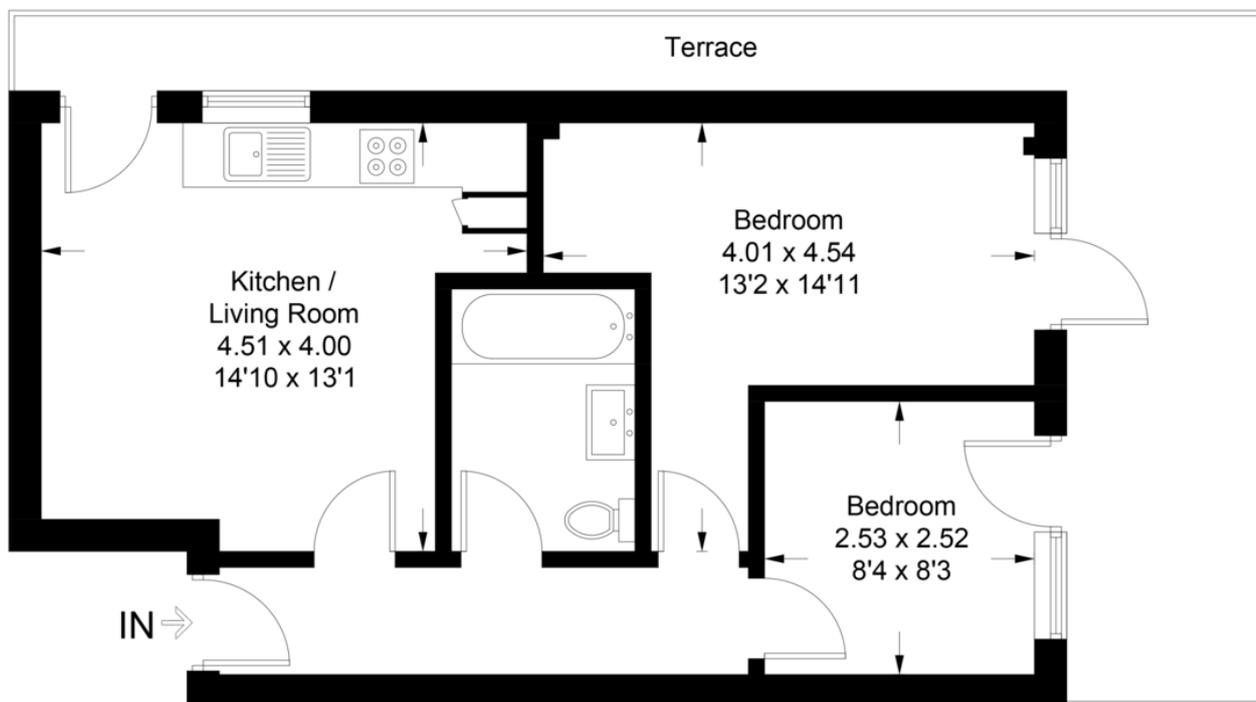
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



Lawster House, RH4

Approximate Gross Internal Area = 45.5 sq m / 490 sq ft



Second 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. (ID1122380)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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

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