



## Vincent Walk, Dorking Town Centre

£239,950

- END OF TERRACE MAISONETTE
- ONE DOUBLE BEDROOM
- IDEAL FOR FIRST TIME BUYERS OR INVESTMENT PURCHASE
- TUCKED AWAY LOCATION IN THE HEART OF DORKING TOWN CENTRE
- OUTDOOR SPACE
- SHORT WALK TO MAINLINE TRAIN STATIONS
- STYLISH BATHROOM
- OPEN PLAN KITCHEN/LIVING/DINING ROOM

- EPC Rating 'TBC'
- WELL PRESENTED THROUGHOUT
  - CLOSE TO MILES OF OPEN COUNTRYSIDE





A well-presented, one-bedroom, ground floor maisonette just off the high Street, within easy reach of Dorking high street, the train stations and all of the local amenities.

Once inside, you are met with a 19<sup>ft</sup> open plan, dual aspect living/kitchen/dining room which is a spacious sq ft and an excellent space entertaining family or friends. The modern kitchen is fitted with an array of floor and wall cabinetry, complemented by ample worktop space, built in hob/oven, dishwasher and room for all other expected appliances. Next is the bedroom which is a well-proportioned double and features built-in wardrobes for added convenience. Completing the accommodation is the large modern bathroom, fitted with a stylish white suite, bath and overhead shower.

#### Outside

Another stand out feature to this property is the courtyard garden which wraps round the side of the property, providing sought after outdoor space for a bistro table and chairs. Permit parking is available on South Street. For more information visit [www.molevalley.gov.uk](http://www.molevalley.gov.uk).

#### Leasehold

The property is a leasehold with 113 years remaining on the lease. The annual service charge is £700 per year (includes buildings insurance).

#### Council Tax & Utilities

The council tax band is C. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection

#### Location

Vincent Mews 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 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 Waitros e 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, Cummins House, 62 South Street, Dorking, RH4 2HD.

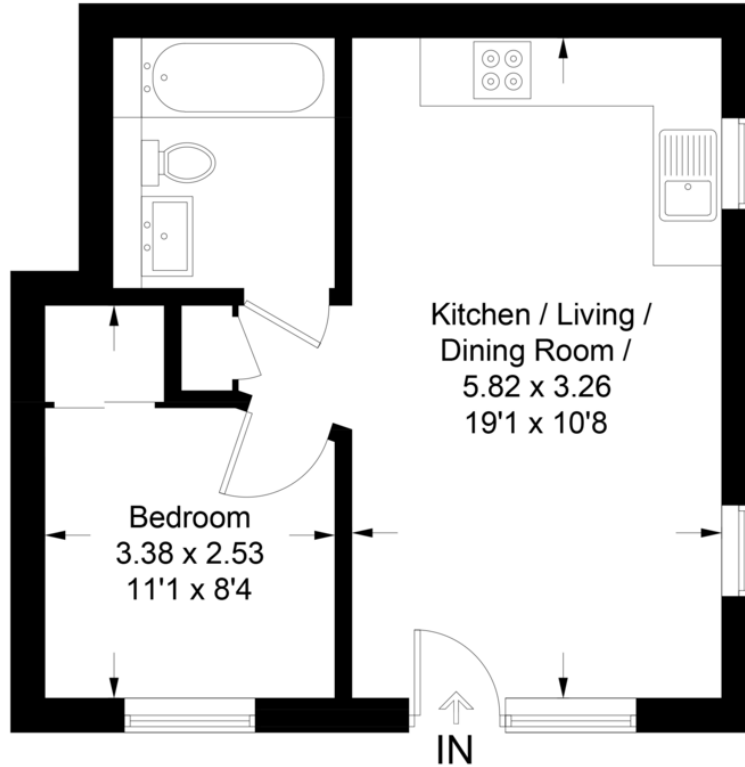
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





## Vincent Mews, RH4

Approximate Gross Internal Area = 33.2 sq m / 357 sq ft



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. (ID1152197)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band C

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674

