



S Seymours

VINCENT WALK, DORKING RH4 2HB
GUIDE PRICE £229,950





NO ONWARD CHAIN 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 19ft 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.

Leasehold

The property is a leasehold with 112 years remaining on the lease. The annual service charge is £700 per year (includes buildings insurance). The council tax band is C. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

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.



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		

CONTACT

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