



Hampstead Road, Dorking RH4

Guide Price £200,000

- One double bedroom
- 17ft reception room
- Modern kitchen
- Wonderful views stretching across Ranmore
- Fitted bathroom
- Beautifully presented throughout
- Secure outside storage cupboard
- Communal residential parking
- Surrounded by beautiful countryside including 'The Nower'
- Walking distance to Dorking town & mainline stations



A well-presented one bedroom top floor apartment offering bright, spacious accommodation with wonderful views stretching across Ranmore and communal residents parking. Situated in a convenient position within the heart of Dorking town centre close by to train stations, the high street, excellent schools and beautiful open countryside.

The property is accessed via a secure shared hallway which in turn provides access to the apartment front door. Upon entering the apartment entrance hall, you are instantly impressed by the space on offer. The impressive 17'10 ft reception room has been designed to be the heart of the home and offers the ideal entertaining space. This is a wonderful bright room with plenty of natural light flowing through and enjoys beautiful views across Dorking's rooftops to Ranmore. Next is the modern kitchen fitted with an array of floor to ceiling units complemented by ample worktop space and room for all the expected appliances. As you can see from the measurements, the bedroom is an excellent 10'10 ft enjoying wonderful views. In addition, just before the bedroom there are two very useful built in storage cupboards. Completing the accommodation is the bathroom fitted with a modern suite.

Outside

There are communal grounds and a useful outside storage cupboard ideal for bikes. There is also residential parking available.

Leasehold

The property is leasehold with 92 years remaining with an annual service charge of £567.92 and a ground rent of £10 per year. Full information is available upon request.

Location

Hampstead Road is situated just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15 minute 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 Pauls and St Martins 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.

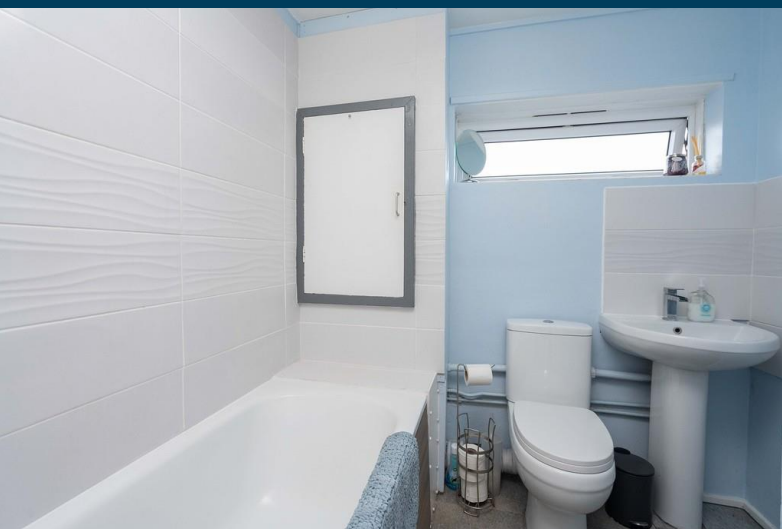
VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

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

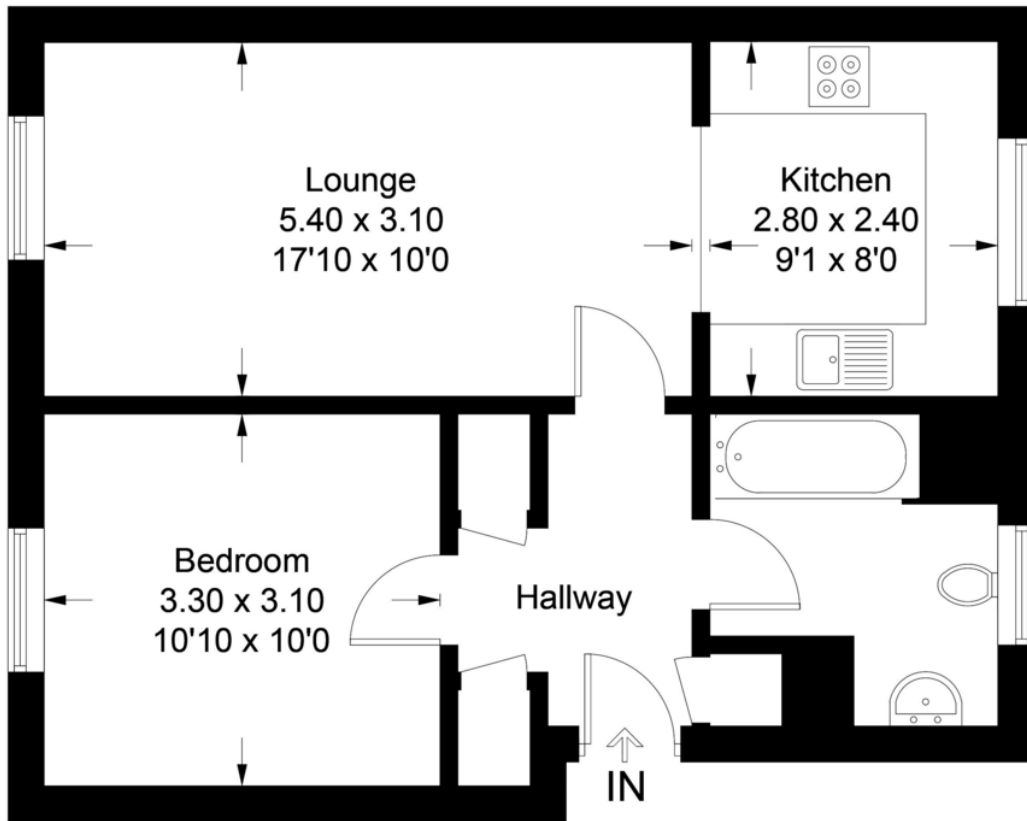


Seymours



Hampstead Road, RH4

Approximate Gross Internal Area = 47.5 sq m / 511 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. (ID709327)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 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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