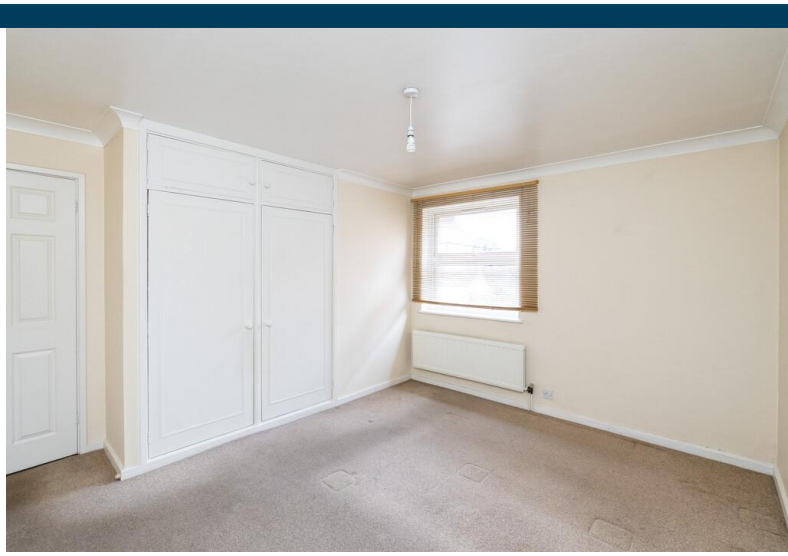


Seymours





Vincent Road, Dorking

Guide Price £280,000

EPC Rating 'TBC'

- NO ONWARD CHAIN
- SHARE OF FREEHOLD WITH 979 YEARS ON LEASE
- TWO DOUBLE BEDROOMS
- 15 FT LIVING ROOM WITH BALCONY
- DORKING TOWN CENTRE
- DEDICATED PARKING UNDERGROUND
- COMMUNAL GARDEN
- SHORT WALK TO THE HIGH STREET & MAINLINE TRAIN STATION
- QUIET ROAD
- SERVICE CHARGE OF £630 PA
- CLOSE TO MILES OF OPEN COUNTRYSIDE





NO ONWARD CHAIN A bright and spacious two-bedroom ground floor apartment, offering approximately 679 sq ft of accommodation. The apartment features a generous living room with a Juliette balcony, dedicated parking underground and access to the communal gardens. Located on a quiet and popular road in the heart of Dorking town centre, a short walk to mainline train stations, leisure facilities and shops.

The property begins in an entrance hall offering useful built-in storage and gives access to all rooms. The living room measures 15'6" by 11'3", with wood-effect flooring and full-height sliding glazed doors that bring in plenty of natural light. There is room for both a sofa and a dining table. The separate kitchen is fitted with wood-effect cabinetry, contrasting worktops and a tiled splashback, with a built-in oven, gas hob and space for under-counter appliances.

The principal bedroom measures 12'11" by 12'2" and has built-in wardrobes. The second bedroom also has fitted storage and could serve as a guest room or home office. A bathroom with a white suite, shower over the bath and patterned tiled flooring completes the accommodation.

Outside
This apartment has the use of a communal garden and dedicated parking underground. There is also the added benefit of the extended drive towards the front of the property providing additional residents parking.

Share of Freehold
The property is Share of Freehold. The service charge includes the ground rent and is £630 per year. There are 979 years remaining on the lease. This property falls under Council Tax Band C. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location
Ranmore View is situated in the heart 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 close proximity (0.9 miles), just a short 19 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 (11 minute walk) and The Priory (15 minute walk) 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 norther outskirts of Dorking.

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.



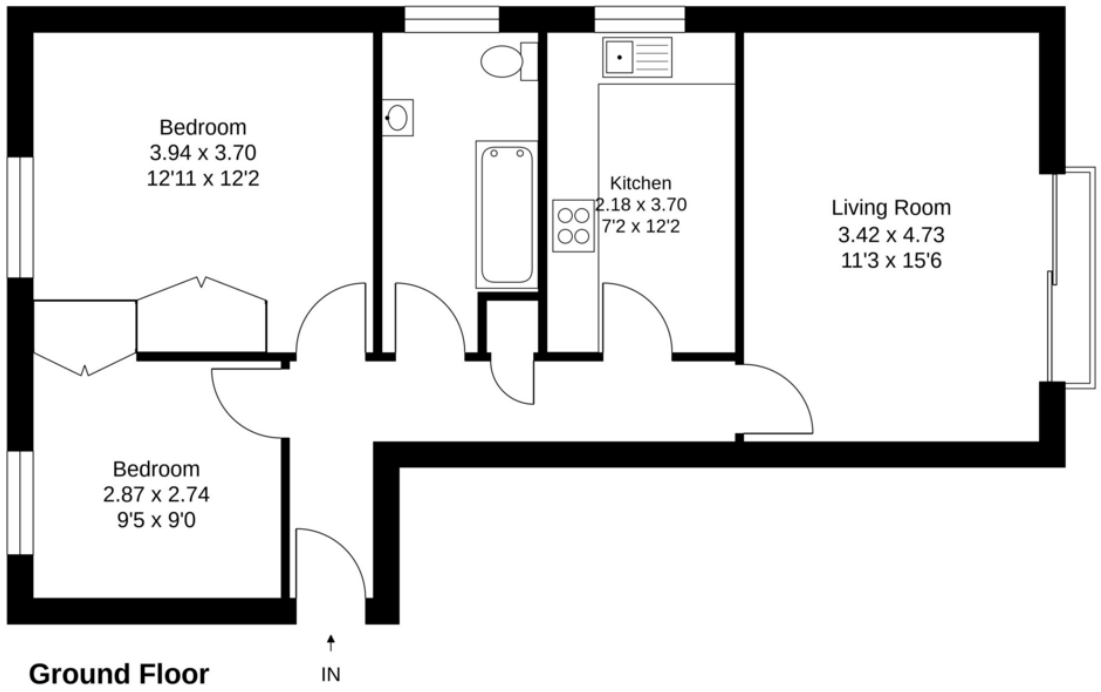






Ranmore View, RH4

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



Ground 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.

EPC TBC

COUNCIL TAX BAND
Tax Band C

TENURE
Share of Freehold

LOCAL AUTHORITY
Mole Valley District Council

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

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sales@seymours-dorking.co.uk
01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements