



43 Canterbury Court Station Road, Dorking, Surrey, RH4 1HH

Asking Price £200,000



- SPACIOUS TWO BEDROOM APARTMENT
- TOWN CENTRE LOCATION
- SPACIOUS LOUNGE
- LIFT TO ALL FLOORS
- RESIDENTS COVERED PARKING
- COMMUNAL LOUNGE AND GUEST SUITE
- KITCHEN RECESS AREA
- MODERN SHOWER ROOM
- VIEWS TOWARDS RANMORE
- NO ONWARD CHAIN

Description

A surprisingly spacious, light and bright top floor two bedroom retirement flat. Located close to Dorking town centre this property is age restricted to 60+ in this well regarded development.

The property comprises communal entrance hall, lift and stairs to top floor, entrance hall, living/dining room, kitchen, two bedrooms and a refitted modern shower room suite.

The facilities include a communal lounge, laundry room and guest suite, excellent for the family and friends who want to stay overnight.

Generous communal gardens, covered residents and visitors parking to the rear elevation provides space for your motor vehicle. As well as a resident manager and 24 hour alarm system with fitted pull cords, the residents regularly get together for social activities.

Tenure: Leasehold – 125 Years from 1st September 1988

Maintenance: £346.39 per calendar month to include the services of the manager, monitoring of the alarm system, maintenance of the lift, gardening, external window cleaning, buildings insurance, communal lighting, water rates and a contribution towards a sinking fund.

Situation

Station Road sits just to the west of Dorking town centre and as such is within a level walk of the High Street with its shops, supermarkets, restaurants and coffee shops, the library and the Dorking Halls, which includes a cinema. Dorking boasts 3 stations offering services to London Waterloo & Victoria, Horsham, Guildford, Redhill and beyond, including a direct service from Dorking Deepdene Station to Gatwick. The immediate area offers some of the county's finest walking, riding and cycling countryside with Box Hill, Leith Hill, Ranmore Common, Headley Heath and the Surrey Hills all on the doorstep. Denbies, the UK's largest vineyard, is just to the north of the town offering tours, shopping and dining experiences. The M25 can be accessed at Junctions 8 & 9, Reigate & Leatherhead, and Guildford town centre is approx. 12 miles to the west.

Tenure

Leasehold

EPC


C

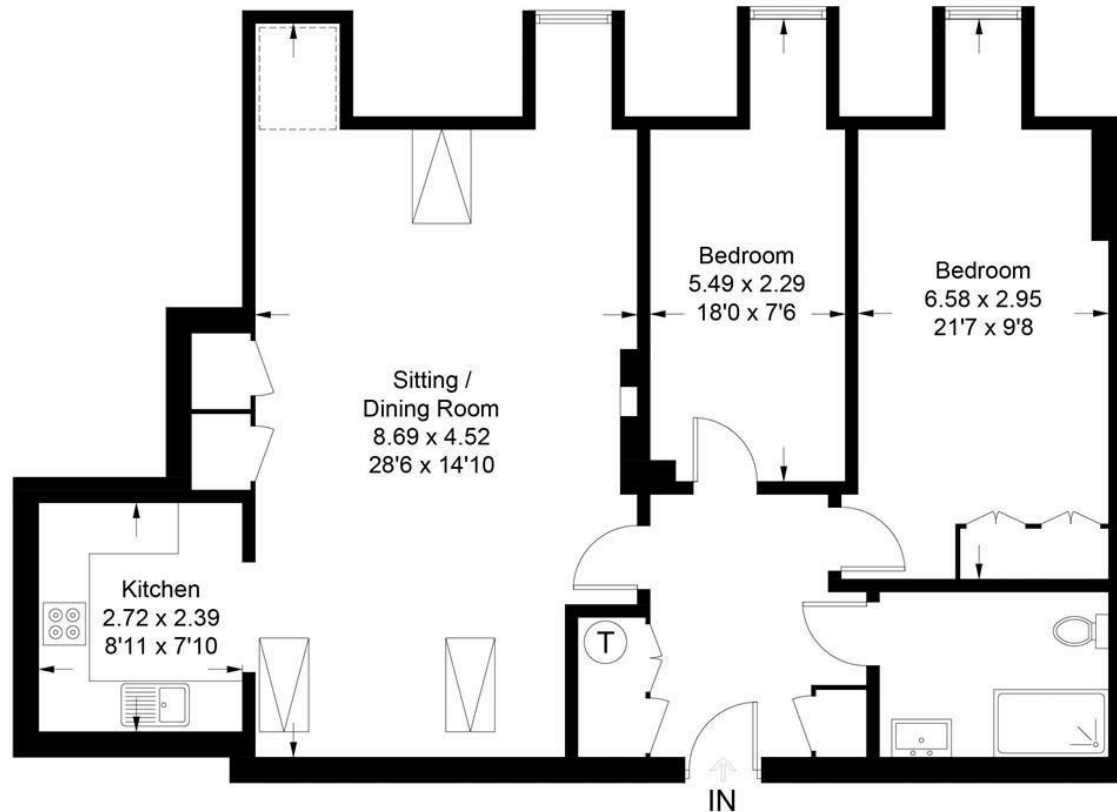
Council Tax Band

C



Approximate Gross Internal Area = 87.6 sq m / 943 sq ft

 = Reduced headroom below 1.5m / 5'0"



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 decisions reliant upon them. (ID886944)

www.bagshawandhardy.com © 2022

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.