



3 Sherlocks Court, Dorking, RH4 1DA

Price Guide £295,000

- FIRST FLOOR APARTMENT
- DESIRABLE LOCATION
- SEPARATE KITCHEN
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE
- TWO BEDROOMS
- LARGE SITTING/DINING ROOM
- NO THROUGH ROAD
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

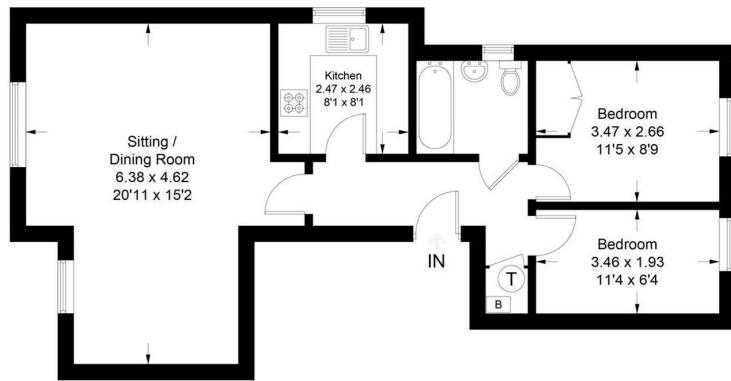
Situated in a popular and sought after residential no through road moments from Dorking High Street is this spacious two-bedroom first floor apartment. Built by Martin Grant Homes in 2005, the property benefits from allocated parking and no onward chain.

Accommodation briefly comprises of an entrance hall that provides access to all principal rooms. The open plan sitting/dining room (20'11 x 15'2) is a particular feature of the home and provides an adaptable space to suit individual requirements. The sperate kitchen is fully fitted with ample work surfaces and a selection of built-in appliances. Both bedrooms are serviced by a family bathroom. The master bedroom (11'5 x 8'9) includes a built-in wardrobe.

Externally the development is well maintained with a pleasant communal garden area to the rear of the development. There is allocated parking and visitor bays for guests.



Approximate Gross Internal Area = 60.9 sq m / 655 sq ft



First 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. (ID1056517)
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Tenure	Leasehold
Lease	125 Year from September 2004
Service Charge	£1,852.50 P.A
Ground Rent	£400 P.A
EPC	C
Council Tax Band	D

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