



21 Townfield Court Horsham Road, Dorking, RH4 2JE

Price £210,000



- TOP FLOOR PURPOSE BUILT APARTMENT
- GENEROUS LOUNGE
- GATED DEVELOPMENT
- TOWN CENTRE LOCATION
- WELL KEPT COMMUNAL AREAS

- ONE DOUBLE BEDROOM
- BALCONY OVERLOOKING COMMUNAL GROUNDS
- AMPLE RESIDENTS AND VISITORS CAR PARKING
- NO ONWARD CHAIN

Description

This is a great opportunity to purchase a top floor purpose built apartment situated in a popular location. Ideal for those who are looking for a property with a balcony. You can walk into town within moments with shops and all the facilities of a vibrant town are all close at hand.

This modern build comprises a generous sunny aspect lounge which enjoys views over the communal grounds. The fitted kitchen is equipped with space for white goods but also has some integral appliances. The double bedroom has built in double wardrobes and the bathroom benefits from a white suite. This property creates the ideal environment for either those who are looking to find their first home together or someone looking to downsize.

It is ready to move into with no onward chain being offered. Off street parking is provided with some underground spaces available within the private gated development.

The communal garden offers the quiet, peaceful haven that many people desire and for those who are keen to retain town living, it is the best of both worlds.

Situation

Located in the heart of Dorking and moments from the High Street, Townfield Court can be found on the corner of Horsham Road and South Street.

Dorking is a market town located in the Surrey Hills, an area popular for dog walking, jogging and cycling with Box Hill, Ranmore Common and Leith Hill all close by.

The town has a wide range of shops including independent boutiques and antique shops, national names such as Waterstones and supermarkets including Waitrose, Sainsbury's and Marks & Spencer, along with a wide selection of cafés, restaurants and bars.

Dorking Halls offer a variety of cultural entertainment with cinema screenings, plays and music. The Leisure Centre features a swimming pool, a gym and exercise classes.

The area is well-served by state and independent schools, as well as doctors' surgeries and dentists.

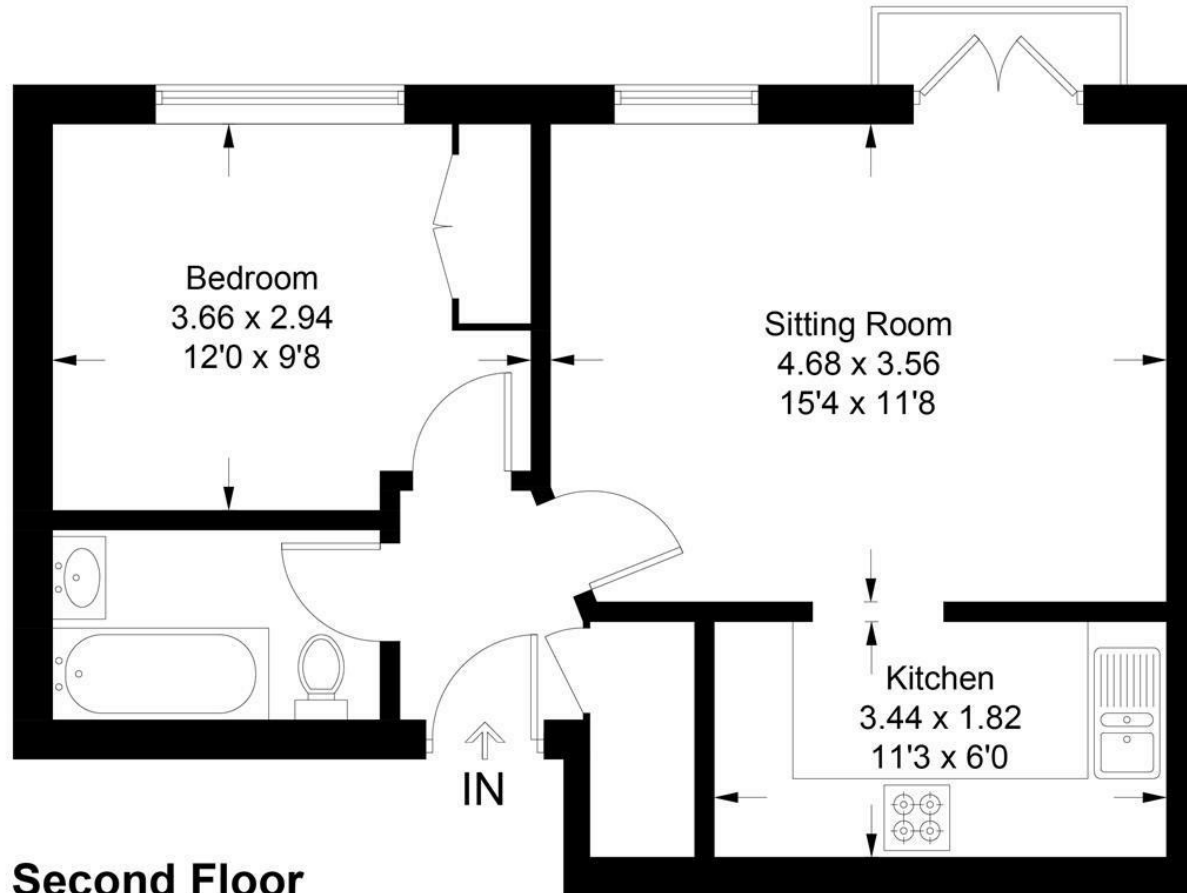
Railway stations link to London, Guildford, Gatwick Airport and Brighton.

Access to the M25 is situated at both Leatherhead and Reigate, at junctions 9 & 8.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	125 years from 1st January 1993
Service Charge	£1,726.62 p.a. from Jan 2024
Ground Rent	£232.76 p.a.



Approximate Gross Internal Area = 43.6 sq m / 469 sq ft



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. (ID1069102)

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