



**patrick
gardner**
RESIDENTIAL

16 Middle Green, Brockham, RH3 7JL

Offers Over £400,000



- DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE DEVELOPMENT
- VERSATILE ACCOMMODATION
- AMPLE STORAGE

- 1,221 SQ FT OF ACCOMMODATION
- ENSUITE TO MASTER BEDROOM
- LOVELY VIEWS OF COMMUNAL GROUNDS
- SPACIOUS KITCHEN
- TWO CAR PORT PARKING BAYS

Description

This is a superb duplex apartment offering 1,221 sq ft of versatile accommodation arranged over two floors. Located in a highly regarded development and only a short distance from the ever-popular village of Brockham. Offered to the market with no onward chain further benefits include a superb view of the communal pond and two car port parking bays.

Accommodation briefly comprises of an entrance hall with built in cupboards that provides access to all principal rooms. The open plan sitting/dining room (25'4 x 12'5) is a particular feature of the home, with a vaulted ceiling, views of the communal grounds and a feature fireplace. The kitchen is well designed with a generous selection of base units with matching eye level cupboards, ample work surfaces and space for the usual white good appliances. This floor also includes a spacious double bedroom (12'4 x 11'10) with built in wardrobes and an adjacent W.C.

The top floor is another feature of the home with a stunning master bedroom that includes a glass feature divide overlooking the dining area below. There is also a modern ensuite bathroom and built in wardrobes. From the landing a further storage cupboard and separate shower room can be found.

Situation

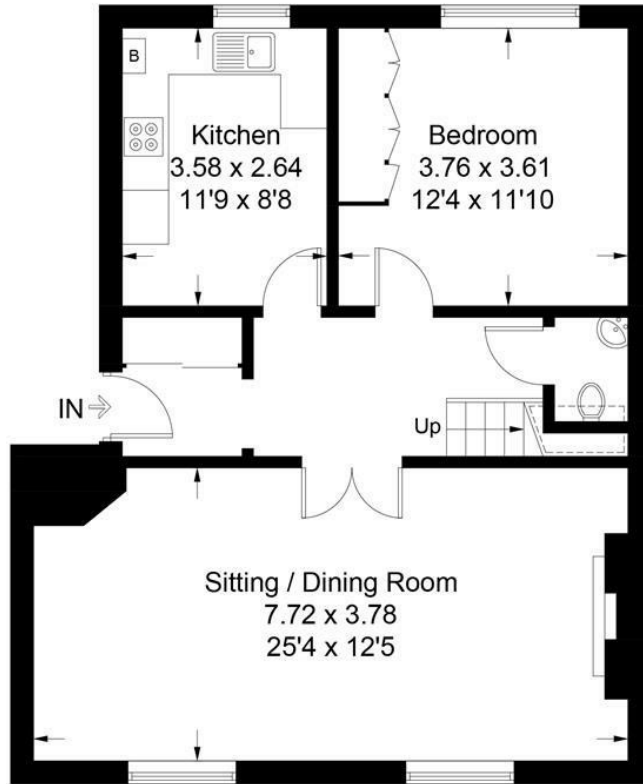
Middle Green is a delightful development close to the heart of Brockham, with its famous village green, a primary school, local store and chemist, two pubs and of course Christ Church, which was consecrated by the Bishop of Winchester in 1847. The village is renowned for its fireworks display and bonfire on the green. Dorking town centre is approx. 2.25 miles away and offers a comprehensive selection of facilities with numerous supermarkets, local and national retailers also include W H Smith, Fattace, Waterstones and S C Fullers for all those country pursuits. There is a fine selection of coffee houses and restaurants. The Dorking Halls are situated at the other end of the town with a cinema, theatre and adjacent sports hall with a swimming pool and gym. Dorking has three train stations offering services into London, Horsham, Guildford, Redhill and beyond, including a direct service to Gatwick Airport. The M25 can be accessed at Junctions 8 & 9, Reigate and Leatherhead.

Tenure	Leasehold - Share of Freehold
EPC	D
Council Tax Band	E
Lease	117 Years Remaining
Service Charge	£3,143 Per Annum
Ground Rent	£1 Per Annum

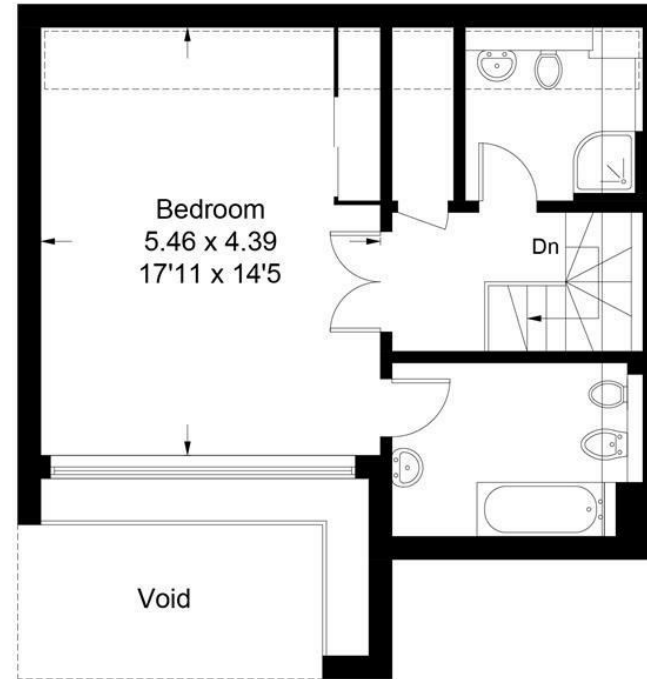


Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft
(Excluding Void)

 = Reduced headroom below 1.5m / 5'0



First Floor



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. (ID1078210)
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171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

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