



**patrick
gardner**
RESIDENTIAL

6 Sondes Farm Glebe Road, Dorking, Surrey, RH4 3EF

Price Guide £425,000



- SUPERB GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN/DINING ROOM
- DIRECT ACCESS TO GARDENS
- CUL DE SAC LOCATION
- RESIDENT MANAGER AND GUEST SUITE
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- HIGHLY REGARDED OVER 55'S DEVELOPMENT
- BEAUTIFUL COMMUNAL GROUNDS
- NO ONWARD CHAIN

Description

A rarely available, two double bedroom ground floor apartment situated in this highly regarded development for the over 55's. This superb property enjoys over 1000 sq. ft of bright and spacious accommodation.

Further benefits include a resident manager, allocated parking, guest suite and well-maintained communal gardens and grounds. The property is to also be sold with no onward chain.

The accommodation comprises an entrance hall with lobby area and built in cupboards. A door leads to a lovely light sitting room with double doors opening onto the patio and communal gardens beyond. The kitchen/dining room is a particular feature of the apartment. The kitchen includes a selection of base units with matching eye level cupboards and ample space for the usual white good appliances. Two generous double bedrooms both benefit from built in wardrobes and are serviced by a bathroom with updated walk-in shower.

Outside the property is approached via a pretty courtyard, and to the rear and all around the estate there are very pleasant communal gardens and grounds including both resident and visitor parking.

The development comprises an attractive range of brick and flint buildings of various configurations.

Situation

Set just to the west of the town, Sondes Farm is within a level walk of the high street with its comprehensive range of shops and restaurants including Waitrose, Marks & Spencer, Cook, & Sorrel as well as a collection of local & national shops.

There are Doctors surgeries nearby in South Street. At the far end of the high street, the Dorking Halls includes a cinema and an adjacent sports centre with a swimming pool. The Dorking Bowling Club is just off the Westcott Road, by the junction of Vincent Lane & West Street.

There are 3 stations in Dorking offering services to London, Horsham & the South Coast, Guildford, Redhill & beyond.

The immediate area offers some of the county's finest countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill, Polesden Lacey & Norbury Park all close at hand.

Just to the north of the town is Denbies, the UK's largest vineyard, offering tours, tasting, shopping & dining experiences.

Tenure

Leasehold

EPC

C

Council Tax Band

C

Lease

125 Years from 1st September 1987

Service Charge

£3,998 Per Annum

Ground Rent

£175 Per Annum



Approximate Gross Internal Area = 95.6 sq m / 1029 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 decisions reliant upon them. (ID645319)
www.bagshawandhardy.com © 2020

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.

