



7, Duke's Court Horsham Road, Beare Green, Surrey, RH5 4QP

Price Guide £265,000



- ONE BEDROOM FIRST FLOOR APARTMENT
- LARGESIDE COUNTRYSIDE VIEWS
- LARGE BALCONY
- FULLY FITTED MODERN KITCHEN
- STYLISH SHOWER ROOM
- COMMUNAL GARDEN
- PRIVATE & VISITOR PARKING
- EV CHARGING
- EASY ACCESS TO RAILWAY STATION
- 10 YEAR BUILD WARRANTY

Description

LAST ONE REMAINING - A superb one-bedroom first-floor apartment boasting a large balcony with outstanding countryside views. This spacious, open apartment features contemporary decor with elegant sash windows.

Upon entering, a hallway with a storage cupboard leads to the stylish kitchen/living area. The kitchen, complete with shaker cabinetry and integrated appliances, is beautifully complemented by rich wood flooring. The living area opens onto a large balcony, offering breathtaking views of the surrounding countryside and beyond.

The apartment includes a large shower room with chrome fixtures, a contemporary vanity unit and mirror, and a good-sized double bedroom with carpeted flooring and a feature sash window overlooking the countryside.

Additionally, this apartment offers private allocated parking, visitor parking with EV charging points, a communal garden for residents to enjoy, and comes with a 10-year build warranty.

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Situation

Nestled on the southern edge of Dorking, the charming village of Beare Green offers the perfect blend of relaxed country living and convenience. This idyllic location boasts great local amenities and beautiful rural surroundings, yet remains close to Holmwood train station with direct trains to London Waterloo and nearby towns. Additionally, Holmwood Common, a stunning National Trust-owned woodland, is less than ten minutes drive away.

Nearby Dorking is an traditional market town that effortlessly offers modern amenities and plentiful shopping. Surrounded by picturesque landscapes, including Box Hill, it offers a serene retreat, together with a vibrant high street with boutique shops, cosy cafes, gastro pubs and restaurants. The area benefits from superb transport links, with easy access to Dorking, the M25, and regular train services to London Waterloo and Victoria. For outdoor enthusiasts, there are endless cycling routes, dog walking and hiking in the nearby Surrey Hills, offering opportunities to explore and relax.

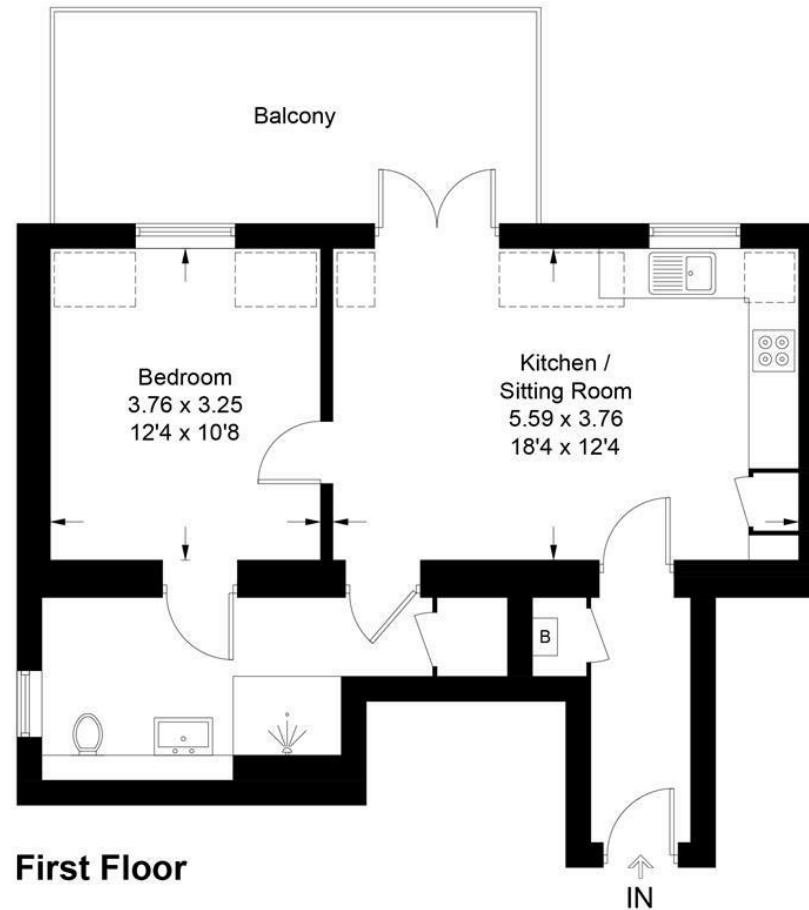
Tenure	Leasehold - Share of Freehold
EPC	C
Council Tax Band	C
Lease	998 years
Service Charge	£1,292.12 pa
Ground Rent	Peppercorn





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 51.9 sq m / 559 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. (ID1144799)

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