



10 Green Yard Vincent Walk, Dorking, Surrey, RH4 2FZ

Prices From £169,950





- GROUND FLOOR STUDIO APARTMENT
- CONTEMPORARY SPECIFICATION
- COURTYARD SETTING
- LOCATED IN THE HEART OF DORKING
- CLOSE TO LOCAL AMENITIES
- MODERN INTERIORS
- EASY REACH OF TRANSPORT LINKS
- SURROUNDED BY THE SURREY HILLS
- 24 MONTH AFTERCARE
- 10 YEAR BUILD WARRANTY

## Description

**\*\*READY TO MOVE INTO!\*\***

Discover a stunning collection of 32 modern studio, one, and two-bedroom apartments in the heart of Dorking. Plot 10 is a chic studio featuring a sleek interior, an open-plan living area with wood-effect flooring, and a stylish handleless kitchen with Quartz worktops and integrated appliances. Large floor-to-ceiling and Velux windows fill the space with an abundance of natural light. The modern shower room offers high-end finishes with ceramic tiles, vanity unit, and ambient lighting.

Set in a charming courtyard in Dorking town centre, enjoy easy access to historic buildings, boutiques, restaurants, pubs, and entertainment, all just steps away. Surrounded by the beautiful Surrey Hills and Denbies Vineyard, explore picturesque landscapes, vineyards, and outdoor activities.

With excellent transport links, including a short walk to Dorking station (55 minutes to London), plus proximity to London Gatwick Airport and the M25, this location is ideal for city commuters and nature lovers alike. Each apartment comes with a 10-year Build Warranty for peace of mind.

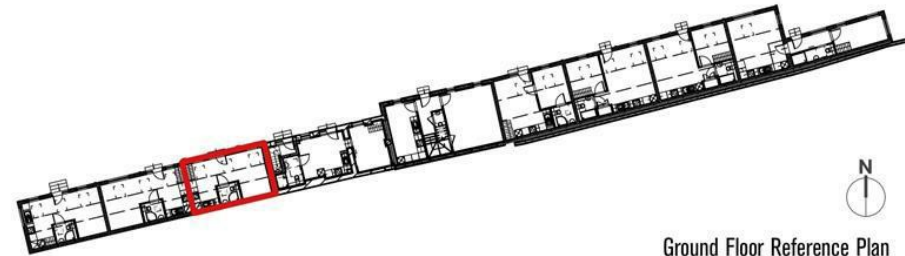
Show Home Available to view. By appointment only.

## Situation

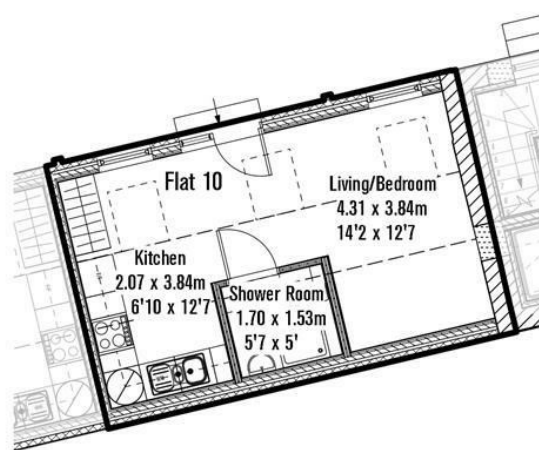
With the perfect blend of contemporary elegance and timeless charm, the apartments in Green Yard provide the ideal sanctuary for those seeking comfort, style and convenience. Green Yard is set within an enviable location in the heart of Dorking, and surrounded by the stunning landscapes of the Surrey Hills. There is a unique blend of rural tranquillity and urban sophistication, with Dorking being both a vibrant and charming town that combines rich history with contemporary amenities. An array of restaurants, supermarkets, theatre, cinema screen and leisure centre provide entertainment for everyone.

Tenure	Leasehold - Share of Freehold
EPC	TBC
Council Tax Band	TBC
Lease	999 year
Service Charge	£750 per annum
Ground Rent	Peppercorn





Ground Floor Reference Plan  
Scale: 1:500 @ A4



Flat 10 Green Yard,  
Vincent's Walk,  
Dorking, Surrey  
RH4 2FZ

Note - All dimensions given are approximate and should be checked at the property before placing any reliance upon them. Exact opening positions, partition placing and detail may vary slightly from construction, so should be checked at the property before making decisions reliant upon them.

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