



Flat 21, Deepdene House Deepdene Avenue, Dorking, Surrey, RH5  
4GE

Price Guide £324,950





- TWO BEDROOM APARTMENT
- FULLY EQUIPPED MODERN KITCHEN
- PRIVATE PARKING & TERRACE
- EV CHARGING POINTS
- CLOSE TO DORKING TOWN CENTRE & STATIONS
- OPEN PLAN KITCHEN/LIVING ROOM
- OAK ENGINEERED WOOD FLOORING
- SMART LIGHTING SYSTEM
- REMAINDER OF 10 YEAR BUILDZONE WARRANTY
- SET WITHIN GRADE II LISTED PARK & GARDENS

Description

Nestled within the prestigious grounds of a Grade II listed park and gardens, this exquisite first floor two-bedroom apartment offers breathtaking views of the surrounding woodland. APARTMENT 21 has an open-plan kitchen, dining, and living area, which is a standout feature, with a stunning wall of windows that flood the space with natural light and provide stunning views of the estate.

The contemporary, individually designed kitchen is a masterpiece of elegance, boasting integrated appliances, Silestone Quartz worktops, and sleek handleless cupboards. The main living area is adorned with luxurious Sicilian Oak engineered wood flooring, while the bathroom is a sanctuary of style with its porcelain tiles, polished chrome fittings, heated chrome towel rail, and chic fitted vanity unit. Both double bedrooms are generously sized, carpeted for comfort, and offer serene woodland views, making this apartment a perfect blend of luxury and tranquility.

The apartment benefits from a private terrace, state-of-the-art video entry system, smart lighting system, an allocated parking space, and a structural warranty. Outside, enjoy the beautifully maintained communal gardens, visitors parking, and EV charging points, all surrounded by serene woodland.

Viewings by appointment.

Situation

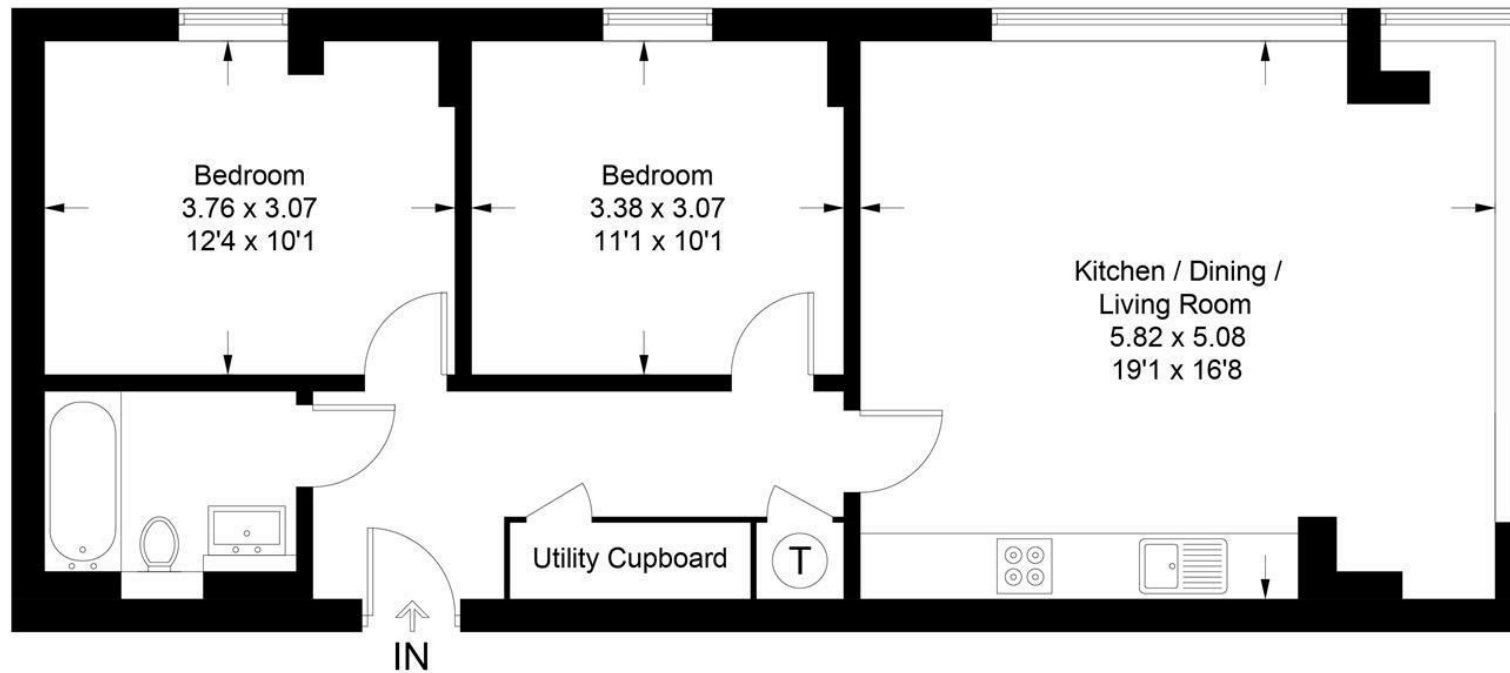
Situated in easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, gastro pubs, coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision). Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure	Leasehold
EPC	E
Council Tax Band	E
Lease	146 years remaining
Service Charge	£1930.53
Ground Rent	Peppercorn





Approximate Gross Internal Area = 67.7 sq m / 729 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. (ID1159717)  
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