



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

Price Guide £365,000



- 2 BEDROOM FIRST FLOOR APARTMENT
- MODERN INTERIORS
- EASY REACH OF TRANSPORT LINKS
- ALLOCATED PARKING
- 24 MONTH AFTERCARE
- OPEN PLAN LIVING
- LOCATED IN THE HEART OF DORKING
- SURROUNDED BY THE SURREY HILLS
- CONTEMPORARY SPECIFICATION
- 10 YEAR WARRANTY

Description

SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT

Plot 17 is a generously sized two-bedroom apartment located on the first floor of the highly regarded Green Yard development in Dorking. The apartment features a large open-plan kitchen/living area, a spacious principal bedroom, a comfortable double second bedroom, and a separate bathroom, all finished to a high standard.

The property benefits from a 10-year build warranty, offering peace of mind, and an allocated parking space. Ideally located just moments from Dorking's town centre, with the train stations within walking distance, and easy access to Gatwick Airport and the M25.

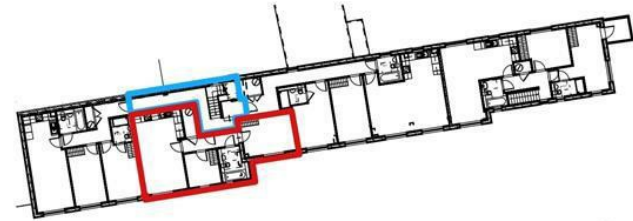
Show Home Available - viewings by appointment.

Situation

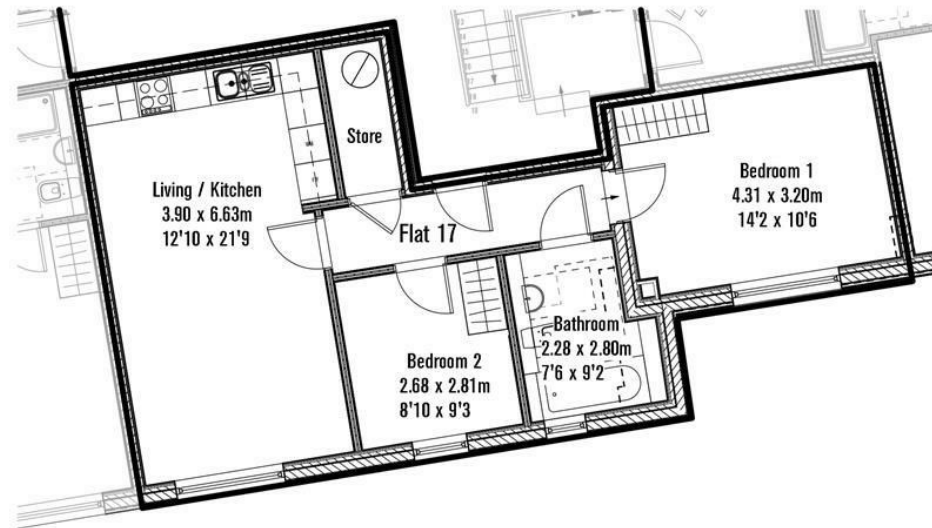
With the perfect blend of contemporary elegance and timeless charm, the apartments in Green Yard provide the ideal sanctuary for those seeking comfort, style and convenience. Green Yard is set within an enviable location in the heart of Dorking, and surrounded by the stunning landscapes of the Surrey Hills. There is a unique blend of rural 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	C
Council Tax Band	TBA
Lease	Share of Freehold
Service Charge	£950
Ground Rent	Peppercorn





First Floor Reference Plan
Scale: 1:500 @ A4



Flat 17 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.

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.

