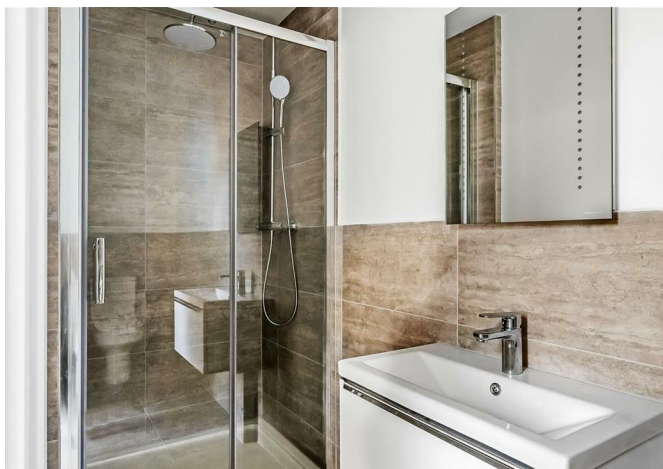




11 Green Yard Vincent Walk, Dorking, Surrey, RH4 2FZ

Price Guide £172,500





- GROUND FLOOR STUDIO APARTMENT
- MODERN INTERIORS
- EASY REACH OF TRANSPORT LINKS
- CONTEMPORARY SPECIFICATION
- 10 YEAR WARRANTY
- LIGHT FILLED OPEN PLAN LIVING
- LOCATED IN THE HEART OF DORKING
- WALKABLE TO SHOPS & RESTAURANTS
- 24 MONTH AFTERCARE
- SURROUNDED BY THE SURREY HILLS

## Description

\*MODERN LIVING IN THE HEART OF DORKING\*

A collection of contemporary studio, one, and two-bedroom apartments, ideally located in the vibrant heart of Dorking town centre. Plot 11 offers a sophisticated studio, featuring a sleek, modern design with an open-plan living space, elegant wood-effect flooring, and a kitchen complete with handleless cabinetry, Quartz countertops, and integrated appliances. Large floor-to-ceiling and Velux windows allow natural light to brighten the space. The stylish shower room is equipped with premium ceramic tiles, a vanity unit, and carefully designed lighting.

Nestled within a quaint courtyard in Dorking town centre, you'll be just moments away from historic landmarks, independent shops, charming cafes, pubs, and a range of entertainment options. The scenic Surrey Hills and Denbies Vineyard are also nearby, offering the perfect setting for outdoor adventures, vineyard tours, and leisurely walks.

Conveniently located, with excellent transport connections, including a short walk to Dorking station (only 55 minutes to London), and easy access to Gatwick Airport and the M25.. The studio comes with a 10-year Build Warranty for added assurance.

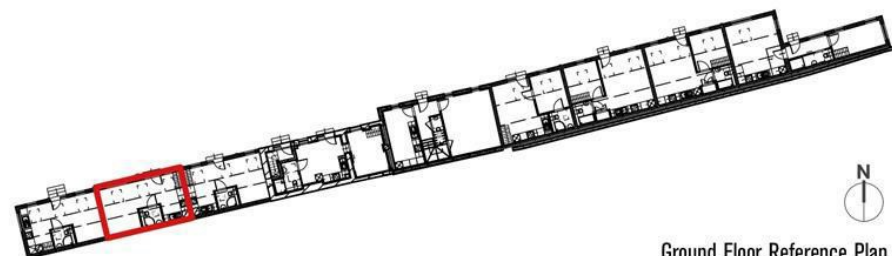
Show Home Available to view, by appointment only.

## Situation

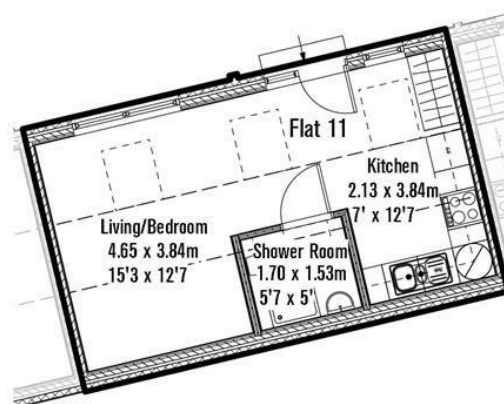
With the perfect blend of contemporary elegance and timeless charm, the apartments in Green Yard provide the ideal sanctuary for those seeking comfort, style and convenience. Green Yard is set within an enviable location in the heart of Dorking, and surrounded by the stunning landscapes of the Surrey Hills. There is a unique blend of seclusion 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	TBC
Lease	999 Years
Service Charge	£750 pa
Ground Rent	Peppercorn





Ground Floor Reference Plan  
Scale: 1:500 @ A4



Flat 11 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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