



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

Price Guide £375,000



- 2 BEDROOM GROUND FLOOR APARTMENT • OPEN PLAN LIVING
- SHARE OF FREEHOLD
- 12 MONTH AFTERCARE
- TWO STYLISH TILED BATHROOMS
- EASY REACH OF TRANSPORT LINKS
- ALLOCATED PARKING
- 10 YEAR WARRANTY
- MODERN HIGH END KITCHEN
- VIEWING RECOMMENDED

Description

SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT

Plot 15 is a generously sized two-bedroom apartment located on the ground 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.

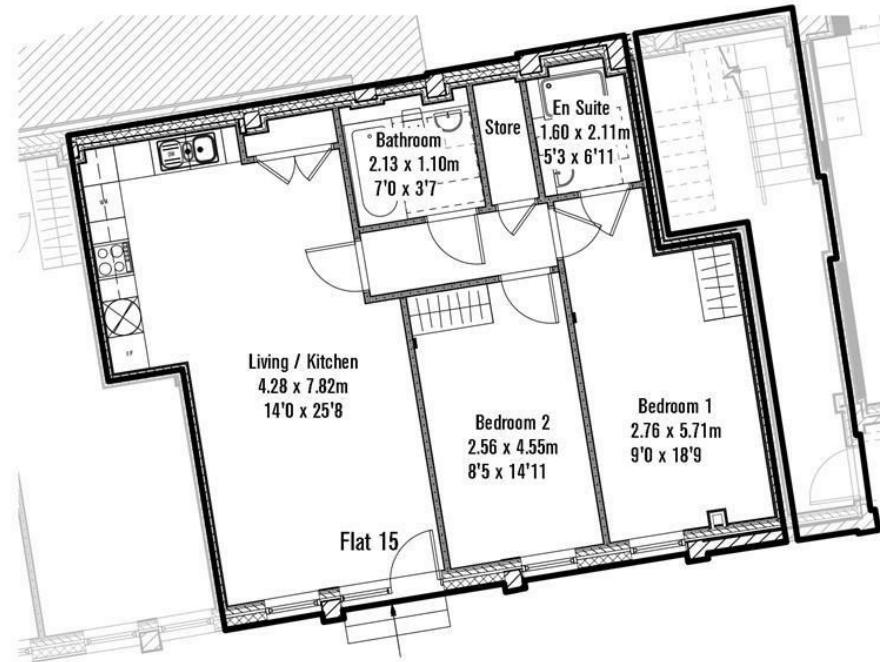
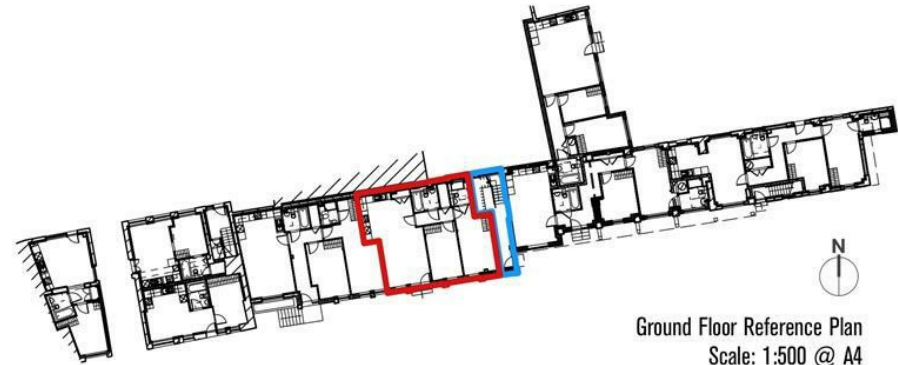
* Photos are indicative

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	C
Council Tax Band	TBC
Lease	Share of Freehold
Service Charge	£950,000
Ground Rent	Peppercorn





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.

Flat 15 Green Yard,
Vincent's Walk,
Dorking, Surrey
RH4 2FZ

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