



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

Price Guide £205,000



- 1 BEDROOM GROUND FLOOR APARTMENT • OPEN PLAN KITCHEN
- STUNNING WOOD EFFECT FLOORING
- EASY TRANSPORT LINKS
- 12 MONTH AFTERCARE
- LOW SERVICE CHARGE
- SHARE OF FREEHOLD
- SURROUNDED BY THE SURREY HILLS
- 10 YEAR WARRANTY
- VIEWING RECOMMENDED

Description

****MODERN APARTMENT IN CENTRAL DORKING****

Discover a stunning collection of 32 modern studio, one, and two-bedroom apartments in the heart of Dorking. Plot 6 is a one-bedroom, contemporary apartment designed with modern living in mind. The open-plan layout features wood-effect flooring and a sleek, handleless kitchen complete with Quartz worktops and integrated appliances for a seamless finish.

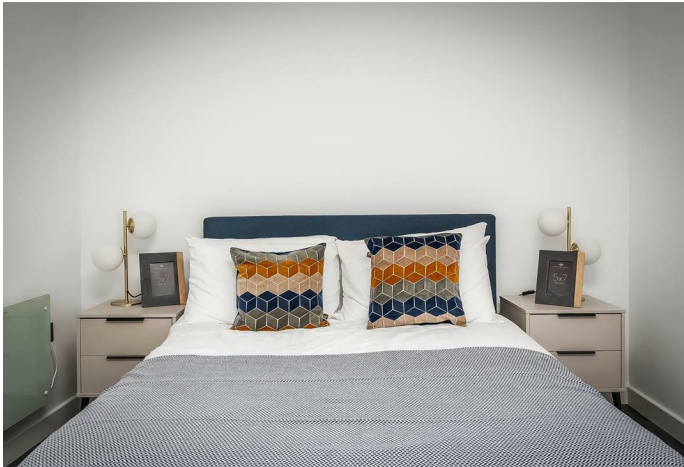
The apartment has a bright and airy atmosphere throughout. The stylish bathroom is finished to a high standard, with ceramic tiling, a vanity unit, ambient lighting, and a luxurious walk-in shower.

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.

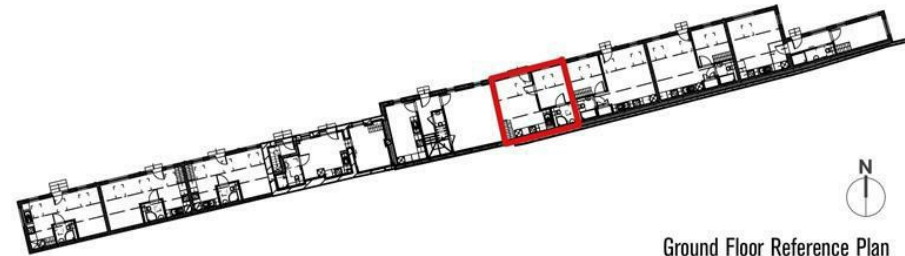
*Images are indicative



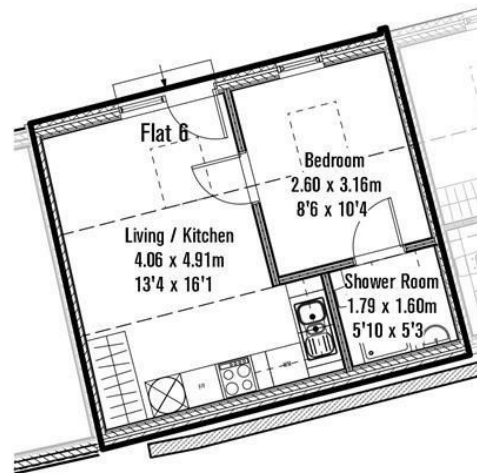
Situation

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	B
Lease	999 Years
Service Charge	£750.00 pa
Ground Rent	Peppercorn



Ground Floor Reference Plan
Scale: 1:500 @ A4



Flat 6 Green Yard,
Vincents 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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