



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

Price Guide £399,950



- 2 BEDROOM DUPLEX
- SHARE OF FREEHOLD
- STYLISH BATHROOM
- GROUND FLOOR CLOAKS
- 10 YEAR WARRANTY
- KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING
- AMPLE STORAGE
- 24 MONTH AFTERCARE
- EASY REACH OF TRANSPORT LINKS

Description

SPACIOUS TWO BEDROOM DUPLEX

Plot 7 is a spacious and well-appointed two-bedroom duplex within the sought-after Green Yard development in the heart of Dorking. Designed with modern living in mind, the home features a stylish kitchen/dining area, a separate living room, and a convenient downstairs cloakroom.

Upstairs, you'll find a generously sized principal bedroom, a second comfortable double bedroom, and a contemporary bathroom—all finished to a high standard with quality fixtures and fittings throughout.

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

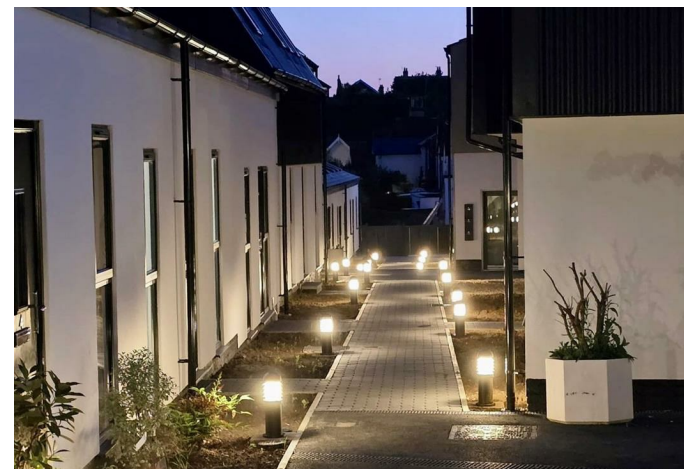
Share of Freehold

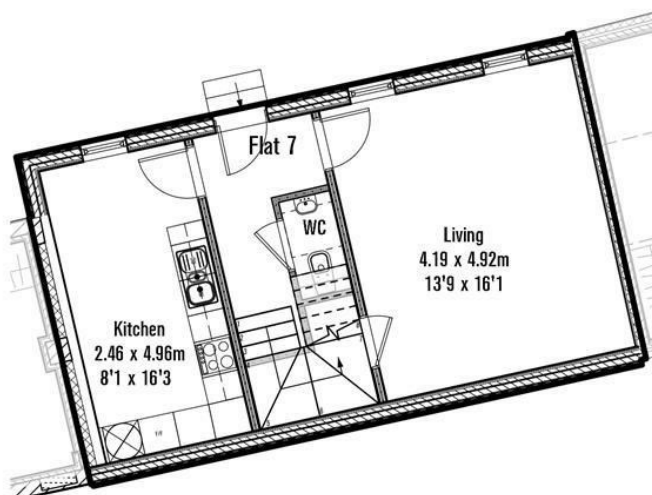
Service Charge

£950.00

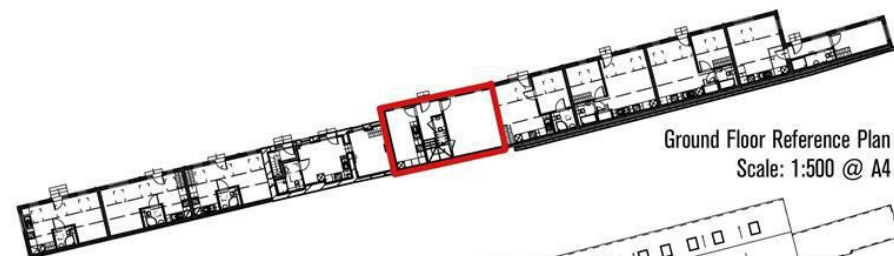
Ground Rent

Peppercorn

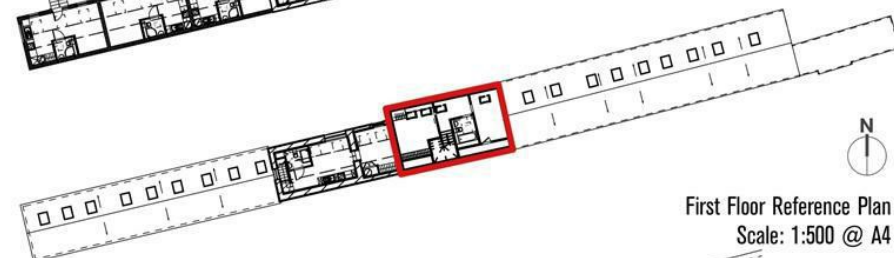




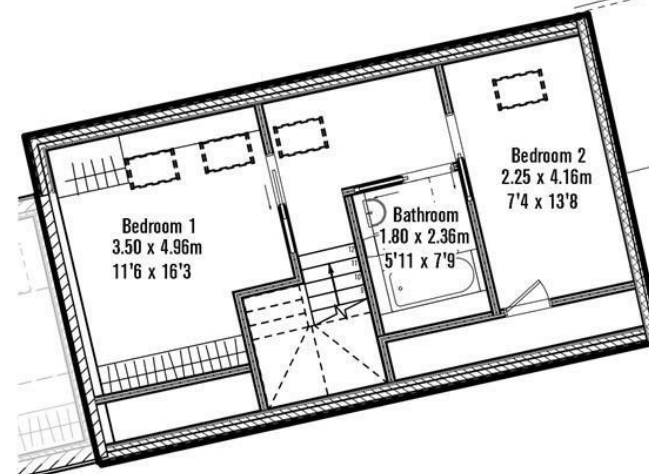
Ground Floor Plan



Ground Floor Reference Plan
Scale: 1:500 @ A4



First Floor Reference Plan
Scale: 1:500 @ A4



First Floor Plan

Flat 7 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.

