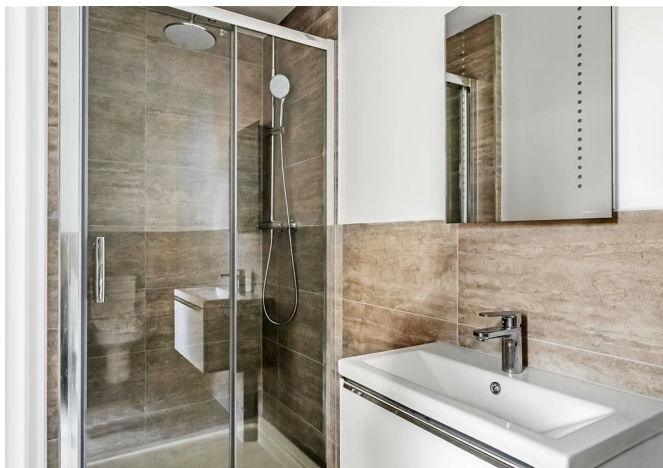




29 Green Yard Vincent Walk, Dorking, Surrey, RH4 2FZ

Price Guide £210,000



- 1 BEDROOM BUNGALOW
- SEPARATE RECEPTION ROOM
- EASY REACH OF TRANSPORT LINKS
- RURAL TRANQUILITY
- 10 YEAR WARRANTY
- SHARE OF FREEHOLD
- LOCATED IN THE HEART OF DORKING
- SURROUNDED BY THE SURREY HILLS
- 12 MONTH AFTERCARE
- LOW SERVICE CHARGE



## Description

**\*\*PLOT 29 – A HIDDEN GEM IN CHARMING COURTYARD\*\***

Nestled within a charming courtyard setting in the heart of Dorking, Plot 29 Green Yard is a beautifully presented one-bedroom bungalow.. The open-plan layout features a sleek kitchen with handleless cabinetry, Quartz worktops, and integrated appliances. The apartment includes a spacious double bedroom, a modern kitchen/living area, and a stylish shower room with contemporary fittings.

Conveniently located with amenities just steps away and within walking distance of Dorking train stations, this home also comes with a 10-year build warranty for peace of mind.

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 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

D

### Council Tax Band

B

### Lease

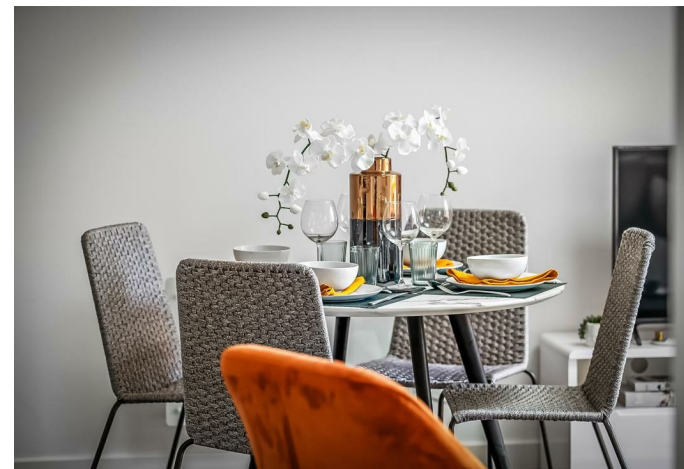
Share of freehold

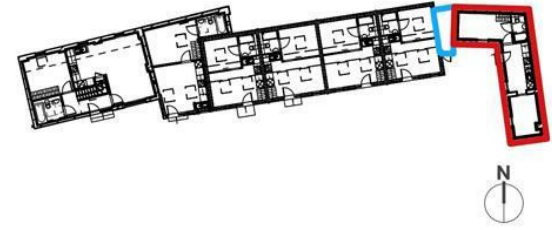
### Service Charge

£750

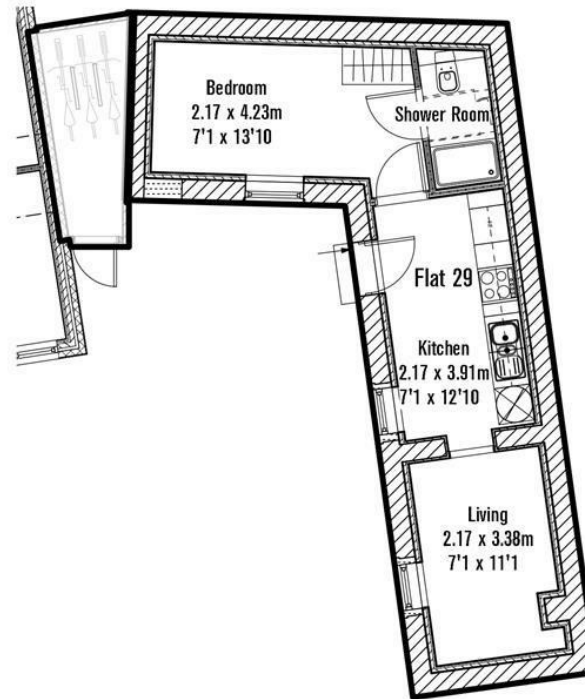
### Ground Rent

Peppercorn





Ground Floor Reference Plan  
Scale: 1:500 @ A4



Flat 29 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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