



**patrick  
gardner**  
RESIDENTIAL

86 Hill View, Dorking, Surrey, RH4 1SY

Asking Price £335,000



- GROUND FLOOR APARTMENT
- OPEN PLAN ACCOMODATION
- DOUBLE DOORS OUT TO COMMUNAL GROUNDS
- NO CHAIN
- WALKABLE TO TRAIN STATIONS
- TWO GENEROUS BEDROOMS
- PURPOSE BUILT WET ROOM
- ADAPTED FOR DISABLED USE
- EDGE OF TOWN LOCATION
- PURPOSE BUILT

## Description

A rarely available and well-presented two-bedroom ground floor apartment, situated within a highly desirable development in Dorking, just moments from Dorking High Street and its excellent range of shops, cafés, and transport links.

The property has been thoughtfully adapted, offering flexible and spacious accommodation throughout. A generous double-aspect lounge provides a bright and welcoming living space, with doors opening directly onto the attractive communal grounds. A modern fitted kitchen leads off the lounge, offering ample storage and worktop space.

Both bedrooms are well-proportioned and accessed via the hallway, with the master bedroom benefiting from a fitted wardrobe. A contemporary wet room, comprising a shower, wash basin, and WC, completes the accommodation.

Further benefits include an entry phone system, an allocated parking space, and additional visitor parking within the development. Residents also enjoy beautifully maintained communal gardens, featuring mature planting and a charming wisteria-clad pergola.

An excellent opportunity to acquire a rarely available apartment in a prime central Dorking location. Early viewing is highly recommended.

## Situation

The property is set in a most convenient location just to the east of the town.

Dorking offers a wide range of facilities including 5 supermarkets, a well regarded selection of national and local shops, restaurants, schools, and doctor's surgeries. The Dorking Halls includes a cinema and adjacent sports centre.

Dorking boasts three train stations, all within walking distance, with services to London, Horsham and the South coast, Redhill, Guildford and beyond.

The surrounding area offers some of the finest walking, riding, and cycling countryside with Boxhill, Ranmore, Leith Hill, Holm wood Common and Headley Heath all close to hand.

Communications are well served with easy access onto the A24, the M25 with junctions at 8 & 9, Reigate and Leatherhead.

### Tenure

Leasehold

### EPC

C

### Council Tax Band

C

### Lease

125 YEARS FROM 1/1/2007

### Service Charge

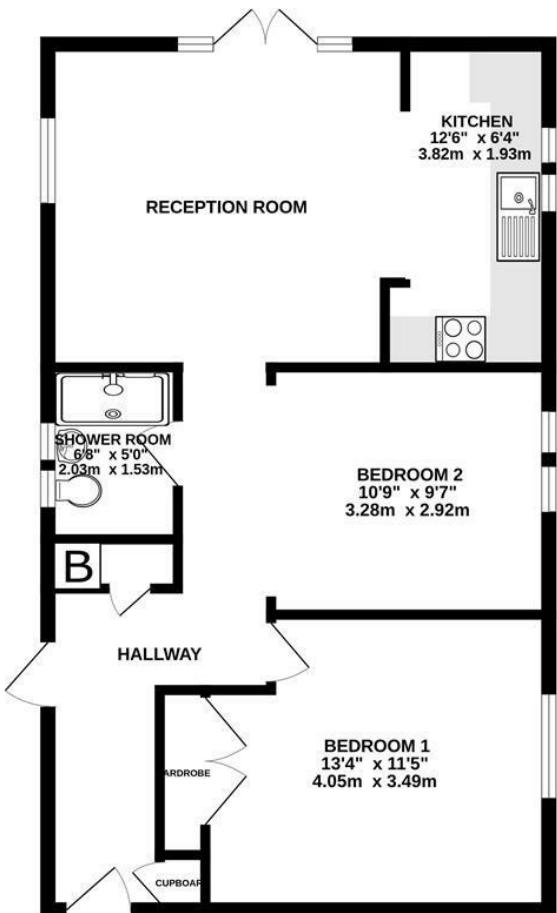
£3303.96 P. A.

### Ground Rent

NIL



GROUND FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown are for reference only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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