



2 Norfolk Mews South Street, Dorking, RH4 2EX

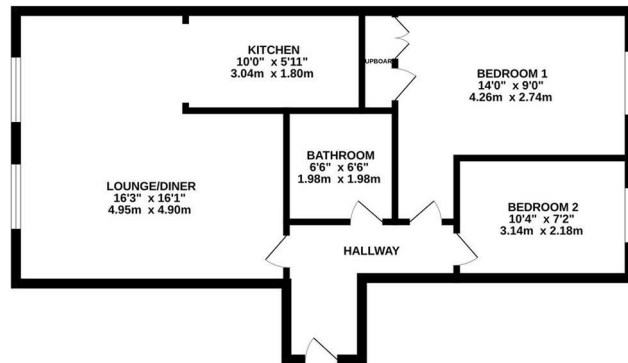
Price Guide £255,000

- GROUND FLOOR APARTMENT
- TOWN CENTRE LOCATION
- OPEN PLAN LIVING/DINING ROOM
- PURPOSE BUILT
- RESIDENTS PRIVATE PARKING
- TWO BEDROOMS
- FITTED KITCHEN
- LONG LEASE
- SECURE COMMUNAL ENTRANCE
- NO ONWARD CHAIN

A modern purpose-built ground floor two-bedroom apartment situated in a convenient town centre location. Enjoying generous dimensions including an open plan reception room, further benefits include resident parking and no onward chain. Accommodation briefly comprises of an entrance hall that provides access to all principle rooms. To one end you will find both bedrooms. The master bedroom enjoys generous dimensions and built in wardrobes. The open plan living/dining room (16'1" x 16'3") is a particular feature of the home and provides an adaptable space to suit individual needs. The fitted kitchen includes a selection of base units with matching eye level cupboards. There is also a family bathroom that benefits from a bath with shower over. There is a large communal parking area to the side of the property for residents with ample visitor parking. A paved path leads round to the front of the property from South Street, making this an ideal position for those who seek to live in the heart of the town.



GROUND FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq ft. (56.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and equipment shown herein are not intended to be guaranteed as to their operation or condition and are shown as to their operation or condition as they are.

**Tenure**  
**Lease**  
**Service Charge**  
**Ground Rent**  
**EPC**  
**Council Tax Band**

Leasehold  
999 Years From June 1995  
£2,074.26 P.A  
Peppercorn  
D  
B

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