



**Bartholomew Court South Street, Dorking RH4 2EN**

**welcome to**

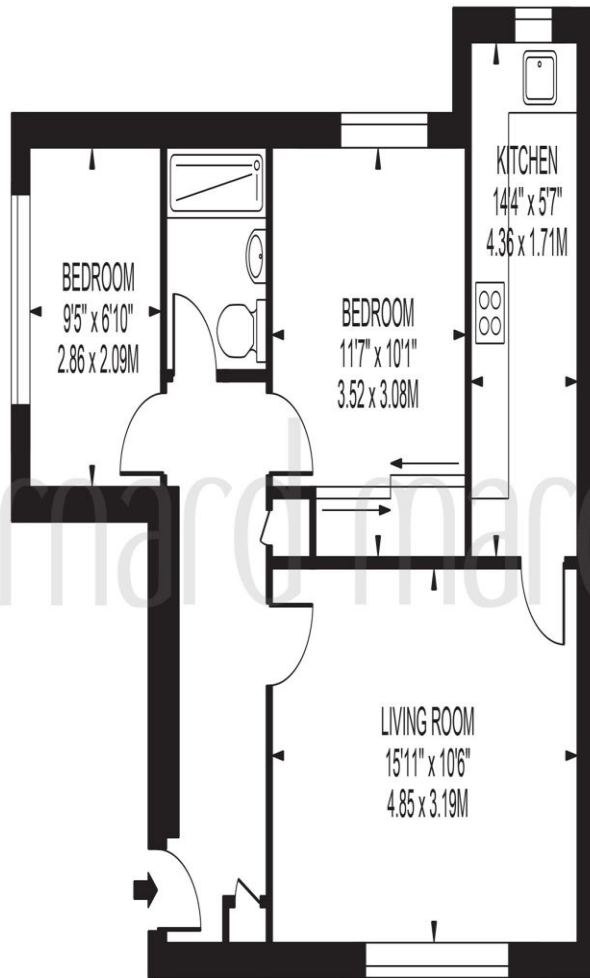
**Bartholomew Court South Street, Dorking**

This spacious, light and bright top floor, 2 bedroom apartment, is located close to Dorking market town centre, with its array of shops and restaurants. This property is available to those who are 60 years or over.



# BARTHOLOMEW COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 568 SQ FT - 52.79 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**The Double Bedroom**

**The Bathroom**

welcome to

## Bartholomew Court South Street, Dorking

- 99 Years Lease
- First floor two double bedroom apartment
- Independent Living - over 60+
- Communal lounge and guest facilities
- Emergency Alarm system in each apartment

Tenure: Leasehold EPC Rating: C

# £185,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/DRK101385](https://www.barnardmarcus.co.uk/Property/DRK101385)

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Sep 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:  
DRK101385 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



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