



# DEEPDENE COURT HOPEWOOD PARK

## DORKING, RH5 4GF

**£354,950**  
LEASEHOLD

\*\*\* LEGAL FEES PAID \*\*\*

A SPACIOUS AND EXTREMELY WELL MAINTAINED TWO DOUBLE BEDROOM AND TWO BEDROOM FIRST FLOOR APARTMENT IN THIS MUCH SOUGHT AFTER DEVELOPMENT NEAR TO DORKING TOWN CENTRE \*\*\*

This two bedroom first floor apartment forms part of this exclusive development on the outskirts of Dorking Town Centre and near to Dorking's Railway station.

The property features a spacious lounge/kitchen, two good size bedrooms, modern fitted kitchen and two bathrooms, two allocated parking spaces, lift service and attractive communal gardens.



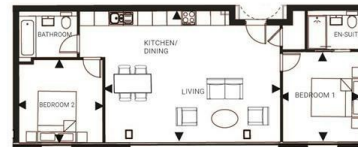
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**FLAT 16 - DEEPDENE COURT** First Floor 74 SQ.M, 797 SQ.FT)  
Hopewood Park, Deepdene Avenue, Dorking, RH4 4GF



Living/Kitchen  
7.38m x 5.42m 24'21" x 17'80")  
Bedroom One  
3.71m x 3.30m (11'10" x 10'80")  
Bedroom Two  
3.45m x 3.41m (11'30" x 11'20")

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All stated dimensions subject to verification. The use of stated dimensions does not constitute a warranty. The use of any other words which appear in the advertisement, including the use of the word 'approximate' or 'estimated', shall not constitute a warranty. Figures are indicative only and are subject to change.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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