

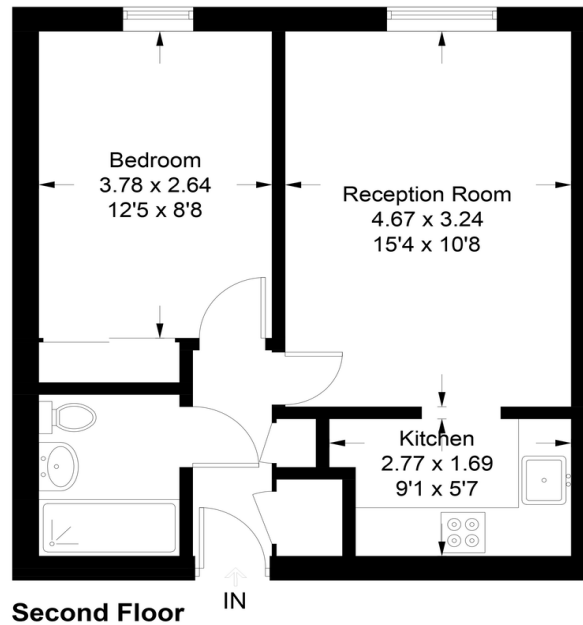




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bartholomew Court, RH4

Approximate Gross Internal Area = 39.4 sq m / 424 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID966663)

A lovely one bedroom top floor apartment for over 60's located within a private, quiet development in the centre of Dorking town centre. This property offers safety and security with an estate manager available on site as well as pull chords in every room which links to the 24-hour call centre.

The flat boasts a generously sized bedroom with built-in mirror sliding wardrobes, flooding the space with natural light. A fitted kitchen with ample space for a washer/dryer and fridge/freezer is included, while the reception room is also bright and airy. The flat is completed with a good-sized bathroom featuring a full-length walk-in shower.

Leasehold

The Freehold and Managing Agent are RLHA (Retirement Lease Housing Association). The property features a 'non assignable' lease, which means once a purchase is complete, RLHA will issue a brand new 99 year lease to the purchaser, negating ever having to extend the lease. There is a service charge which is currently £3,255.15 per annum and no ground rent to pay. There is also a sinking fund payable by the outgoing leaseholder, which is 0.25% of the sale price, for each year of ownership. More information is available on request. Council Tax Band B.

Location

Bartholomew Court is an appealing development comprising of ten two-bedroom and twenty-six one-bedroom apartments constructed in 1990. The location is superb, just off South Street and conveniently situated near the town centre. The development is well-equipped with a resident estate manager, an emergency alarm service, a residents' lounge, guest facilities, lift access, on-site parking, and attractive gardens and grounds. Dorking offers regular bus services to the major shopping centres of Guildford, Kingston, and Reigate/Redhill.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

CONTACT

Cummins House, 62 South Street,
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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

