



St Margarets Court, Dorking

Guide Price £240,000

EPC Rating '78'

- ONE DOUBLE BEDROOM APARTMENT
- GROUND FLOOR
- MODERN BATHROOM & KITCHEN
- 18FT LIVING/DINING ROOM
- SHORT WALK TO THE TRAIN STATIONS
- CLOSE TO THE NOWER
- ALLOCATED PARKING
- SECURE TELEPHONE ENTRY SYSTEM

- SHORT WALK TO DORKING TOWN CENTRE
- GENEROUS DOUBLE BEDROOM



An exciting opportunity to purchase a spacious, well presented one double bedroom ground floor apartment, conveniently situated in the heart of Dorking town centre within walking distance of shops, recreational facilities and mainline train stations.

Starting with a secure telephone entry system to the communal areas, a private front door leads to an entrance hallway, with two useful floor to ceiling storage cupboards, which connects all rooms. The impressive 18'8 x 12'6 ft open plan kitchen/living room is an excellent space, perfect for entertaining family or friends. This is a lovely bright room thanks to a bay window with views towards Ranmore and allows lots of natural light to flood in. There is plenty of space for a dining table and chairs and lounge furniture. There is an archway through to the kitchen which is fitted with an array of modern floor to ceiling units complemented by ample worktop space, built in hob and oven and space for freestanding appliances.

The bedroom is a good sized double, complemented by floor to ceiling built in wardrobes and large window which fills this room with lots of natural light. Completing the accommodation is the modern bathroom, with a white bathroom suite, incorporating a bath with an overhead shower which has been tiled for a clean and practical look.

Leasehold

The property is leasehold with 109 years remaining of the original 125 year lease. Service charges and ground rent currently amount to £1,450 for the year. The service charge is reviewed annually. Full information is available upon request.

Parking

There is one allocated parking space to the front of the property.

Location

St Margarets Court is situated in the centre of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store; excellent sports centre and The Dorking Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St. Paul's and St. Martin's at primary level. The general area is famous for its outstanding countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

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

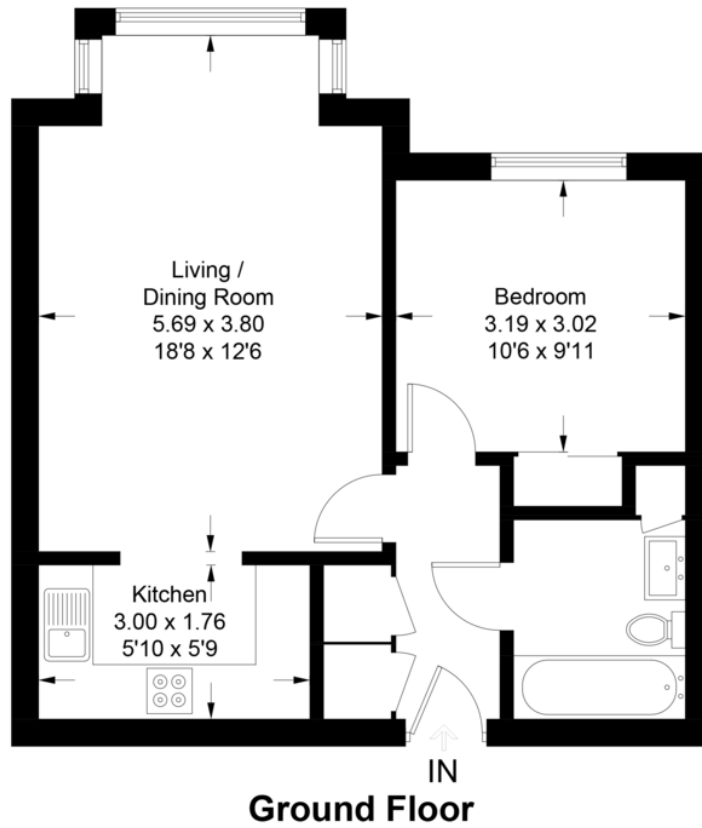
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



St. Margarets Court, RH4

Approximate Gross Internal Area = 47.3 sq m / 509 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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