



Horsham Road

Dorking

**OIEO £325,000**

## Property Features

---

- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- 22FT LIVING/DINING ROOM
- DIRECT ACCESS TO GARDENS
- GATED OFF ROAD PARKING
- MODERN KITCHEN
- MASTER BEDROOM WITH ENSUITE BATHROOM
- TOWN CENTRE LOCATION
- SHORT WALK TO THE HIGH STREET AND MAINLINE TRAIN STATIONS



# Full Description

An attractive two double bedroom, ground floor apartment set within a gated development which is presented to a very good standard throughout. Offering bright and spacious accommodation, off road parking and convenient proximity to Dorking High Street and mainline train stations.

Accessed through a communal entrance, a short flight of stairs leads to a private door. Upon entry, you step into an inviting hallway connecting all rooms, complemented by two practical storage cupboards. The galley kitchen is well-equipped with base and eye-level units, a gas hob and integrated fridge/freezer. There is space for additional freestanding appliances, finished off by a ample worktop space. One of the many features of this property is the kitchen has direct access out to the front of the property, eliminating the need for the communal entrance if desired.

Next is the generous 22ft living/dining room which has been designed to be the 'heart of the home' providing the ideal entertaining space with plenty of space for a large suite and a dining table and chairs. This room further benefits from plenty of natural light flowing through, thanks to the large bay windows which overlook the gardens, with a rear door opening directly out.

The master bedroom is a wonderfully bright and spacious room, featuring floor to ceiling built-in wardrobes and ensuite bathroom, fitted with modern tiling and white three-piece suite which includes a bath and overhead shower. The second bedroom is another good double and has been fitted with built in wardrobes for all of your storage solutions. Completing the accommodation is the spacious bathroom, which has been tastefully tiled for a clean and practical feel and benefits from a contemporary white three-piece suite with bath and overhead shower.

## Outside and Parking

The property benefits from direct access to the communal garden, which is enclosed by mature hedges and garden railings, creating a private space to enjoy throughout the warmer months.

Residents parking is accessible via the secure gated entrance as well as visitor spaces.

## Leasehold

The property is leasehold with a 95-year lease remaining. There is a service charge of £2806 which includes ground rent and is payable annually.

## Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a (ADSL/Cable/FTTC/FTTP) connection.

**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.

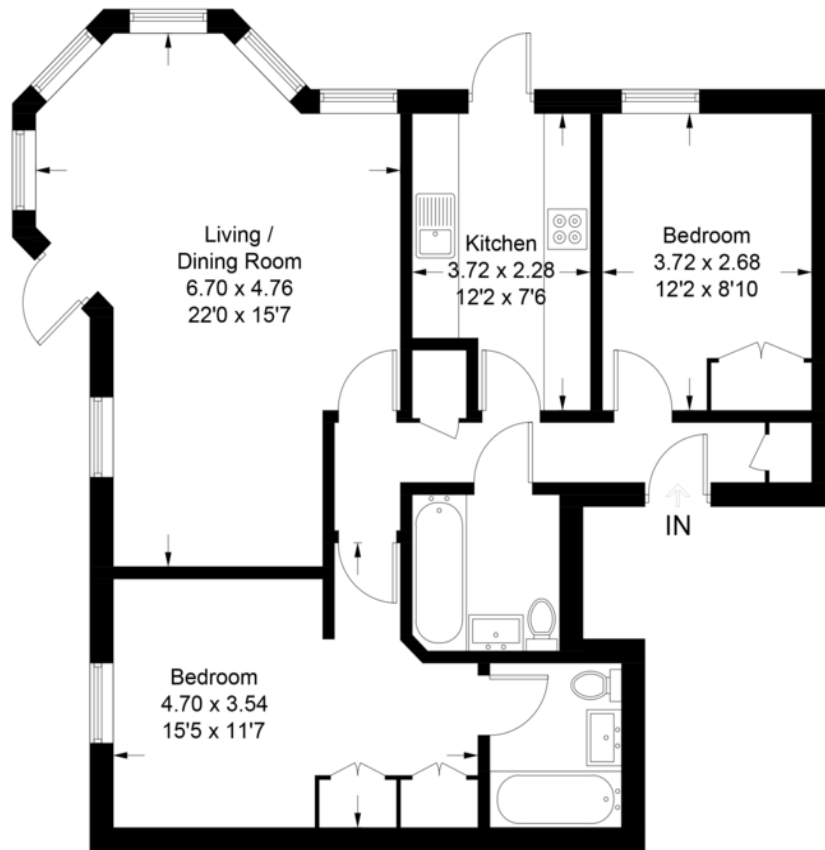
**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





# Townfield Court, RH4

Approximate Gross Internal Area = 72.5 sq m / 780 sq ft



## Ground 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. (ID1058694)

### COUNCIL TAX BAND

E

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CONTACT

Cummins House, 62 South Street, Dorking,  
Surrey, RH4 2HD

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

