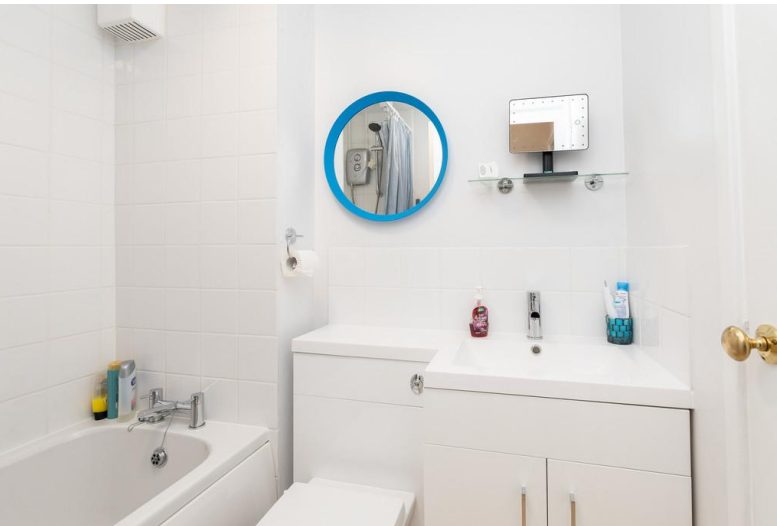


## Shellwood Drive, North Holmwood

Guide Price £160,000

EPC Rating '78'

- MODERN STUDIO FLAT
- SEPARATE KITCHEN
- UPDATED BATHROOM
- FIRST FLOOR
- QUIET LOCATION
- COMMUNAL GARDEN
- OFF STREET PARKING
- PERFECT FOR INVESTORS & FIRST TIME PURCHASERS
- SHORT WALK TO VILLAGE AMENITIES
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



A modern first-floor studio flat, featuring a communal garden and off-road parking. Nestled in the semi-rural village of North Holmwood, it presents an ideal opportunity for first-time buyers or investment purchasers.

Entering through a shared entrance lobby, you ascend the stairs to reach the first floor. A private front door welcomes you into a well-lit hallway, leading to the spacious studio area. Here, two large windows frame tranquil garden and woodland views, providing plenty of natural light. The studio accommodates living and dining areas, furnished with a high-quality pull-out bed and wardrobe from 'The London Wallbed Company', complete with shelving and storage.

Tucked away at the rear, the separate kitchen has been fitted with a range of base and eye-level units, an induction cooker with hob, washing machine, fridge/freezer and a convenient 3-in-1 hot water tap. A window provides plenty of natural light, featuring a rear aspect view of the garden, while a storage cupboard off the hall and a modern bathroom, equipped with a three-piece suite and access to the airing cupboard, complete the interior layout.

#### Outside & Parking

Outside the property benefits from a communal garden which is laid to lawn and perfect to enjoy in the warmer months. Additionally, a designated parking space is available in the adjacent residents' car park.

#### Leasehold

The property has 955 years remaining on the lease. There is a service charge of £1,225 which is paid annually.

#### Utilities & Council Tax

The property falls under Council Tax Band B. The property is connected to mains water, electricity and drainage. The property benefits from an Economy 7 tariff and a newly installed electric storage heater.

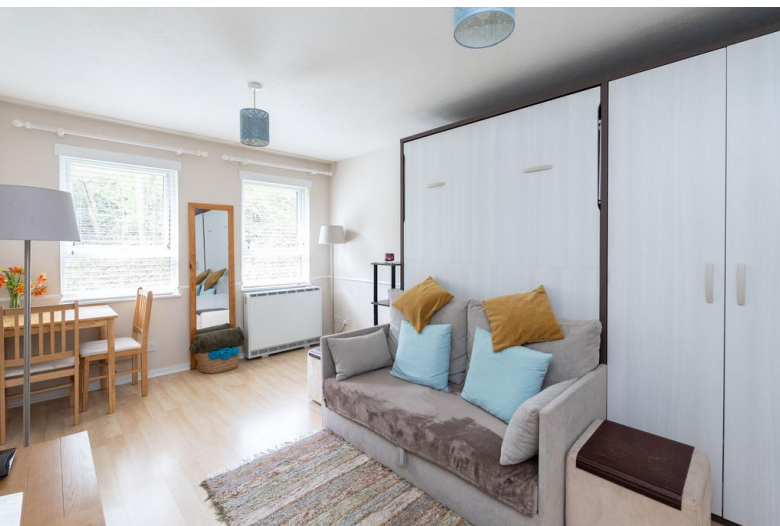
#### Location

North Holmwood offers a local shop with Post Office, village green with pond overlooked by St. John's Church. Dorking town centre is under two miles to the north and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south.

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

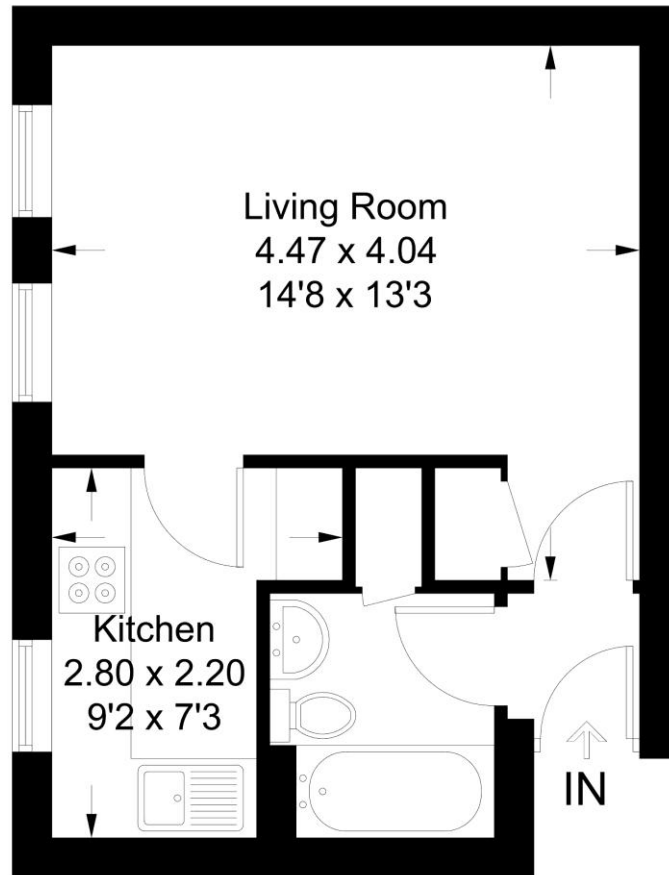
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



## Shellwood Drive, RH5

Approximate Gross Internal Area = 25.8 sq m / 278 sq ft



## First 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. (ID1069697)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### 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 and 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.