

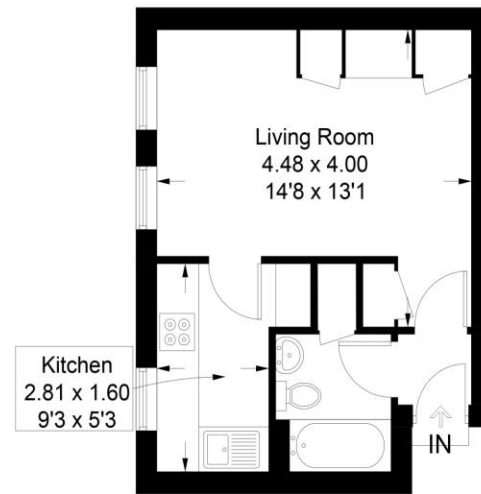




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Bakers Way, RH5

Approximate Gross Internal Area = 25.8 sq m / 277 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. (ID1071948)

A modern first floor, studio flat, featuring a communal garden and off-road parking. Nestled in the semi-rural village of Capel, this property presents a perfect opportunity for first time buyers, or investment purchasers.

Entering through a shared entrance lobby, you ascend to the first floor. A private front door welcomes you into an entrance hallway which in turn leads into the spacious studio area. This room is filled with lots of natural light owing to the two large rear aspect windows which overlook the secluded gardens and surrounding farmland. The studio accommodates a pull-out bed and storage cupboards either side. There is ample space for a suite as well as a small dining table. The rear aspect kitchen has been fitted with a range of base and eye level units, electric hob, cooker and space for a washing machine as well as a space saving, wall mounted breakfast bar and integrated fridge. A window provides plenty of natural light, featuring a rear aspect view out to the garden. Completing the interior layout is a storage cupboard and a bathroom equipped with a three-piece suite and additional cupboard space.

Outside and Parking

The property benefits from a communal garden accessed through the communal lobby. Laid to lawn and bordered by shrubs and mature trees whilst backing on to farmland, the garden is a particular feature to this property. There is one designated parking space which is available in the adjacent residents' car park.

Leasehold

The property has 955 years remaining on the lease. There is a service charge of £1836 which is paid annually.

Utilities and Council Tax

The property is connected to mains water, drainage and electricity. The property falls under Council Tax Band B.

Location

Capel Village offers a selection of shops, public house, village school, doctors' surgery and church. The village cricket club and recreational grounds are a short walk away. Ockley village is just 1 mile away, offering a popular farm shop, public houses, sports clubs as well as a train station with direct services to London Victoria. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are 7 miles equidistant in opposite directions, both easily accessible via the A24. They also have mainline stations to London Waterloo and London Victoria respectively. The general area around Dorking and Capel is famous for its outstanding natural beauty offering many fine country walks - perfect for walking and riding enthusiasts. The property is also within a short drive from Gatwick Airport and the M25 is easily accessed from Leatherhead or Reigate easily accessing Heathrow Airport.

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

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

CONTACT

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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 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.