



## Dorking Town Centre

Guide Price £279,950

- NO ONWARD CHAIN
- TWO BEDROOMS
- LARGE OPEN PLAN KITCHEN/DINING/LIVING ROOM
- FIRST FLOOR
- RECENTLY DECORATED THROUGHOUT
- TOWN CENTRE LOCATION
- COMMUNAL GARDEN
- SHARED PARKING

EPC Rating '77'

- SHORT WALK TO TRAIN STATIONS AND HIGH STREET
- PERFECT FOR INVESTORS & FIRST TIME BUYERS



**\*NO ONWARD CHAIN\*** A recently refurbished, two bedroom 1st floor apartment offering generous proportions, conveniently situated in the centre of Dorking, within a short walk of the shops, cafés, recreational facilities and mainline train stations, ideal for first time buyers or investment purchase.

From the communal entrance hall stairs lead up to the first floor where a private door leads into the hallway. A built-in storage cupboard provides ideal storage for coats and shoes. To the rear there is an impressive 15'7 x 13 ft open plan kitchen/dining/living room which is an excellent space, perfect for entertaining friends and family with room for comfortable seating, as well as a dining table and chairs. This is a lovely bright area thanks to a large window allowing plenty of natural light to flood in. The kitchen itself has been fitted with an array of modern floor to ceiling units complemented by ample worktop space, built in hob and oven, with additional space for a washer/dryer, fridge and freezer.

As you can see from the floorplan, the main bedroom is a generous double with lots of space for freestanding furniture. The 2nd bedroom is a good size single bedroom with a rear aspect window. Completing the accommodation is the bathroom with a stylish modern white bathroom suite, including a bath with overhead shower.

#### Outside & Parking

Outside, the property benefits from a communal garden which has an area of patio as well as a section of lawn, perfect to enjoy in the warmer months. Additionally, this apartment comes with one allocated parking space that can be used between the hours of 5.30pm to 8am Monday to Friday plus all weekend.

#### Leasehold

The property has a lease with 88 years remaining and service charge of £2287 per annum plus ground rent of £100 per annum. More information upon request.

#### Council Tax & Utilities

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

PLEASE NOTE: These photos were taken before the current tenant moved in.

#### Location

Gilliams House 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 within close proximity, 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 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.

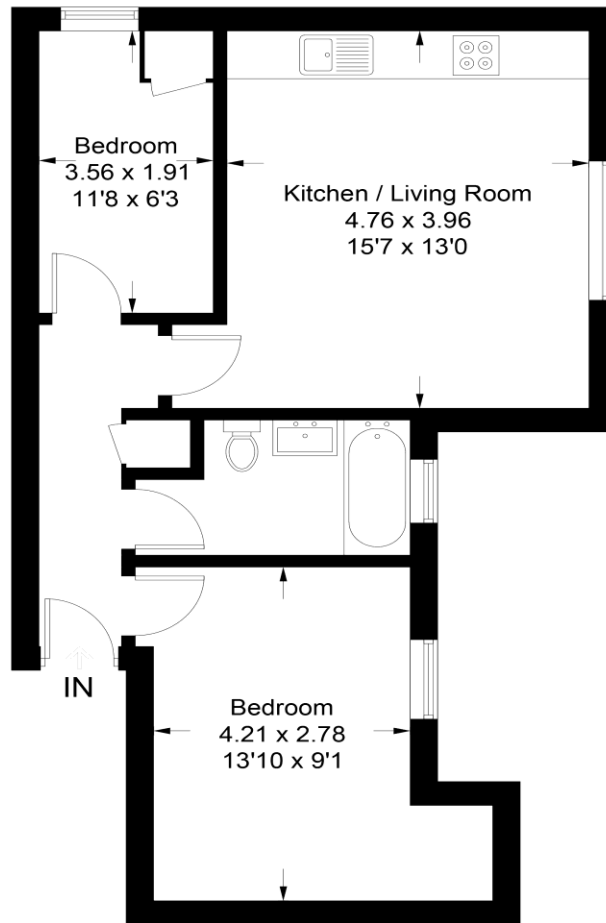
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

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



## Gilliams House, RH4

Approximate Gross Internal Area = 50.8 sq m / 547 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. (ID915267)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   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

