

Pledges Yard, Falkland Road, Dorking

Guide Price £365,000

EPC Rating '62'

- NO ONWARD CHAIN
- SPLIT LEVEL APARTMENT
- THREE BEDROOMS
- RECENTLY FITTED MODERN KITCHEN/DINING ROOM
- MAIN BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM
- TOWN CENTRE LOCATION
- ALLOCATED PARKING
- OVER 1035 SQ FT IN TOTAL
- CLOSE TO THE NOWER
- WALKING DISTANCE TO MAINLINE TRAIN STATIONS



NO ONWARD CHAIN A beautifully presented, modern, three-bedroom split level apartment offering 1036 sq ft of bright and spacious accommodation further benefitting from allocated parking.

Pledges Yard is a small mews style cul-de-sac consisting of just 8 homes and is conveniently situated just on the outskirts of Dorking town centre within short walking distance of the towns cafes, shops, recreational facilities and train stations.

This delightful apartment starts with a private front door which opens through to a useful internal hallway with stairs rising to the first floor and a convenient storage cupboard, ideal for shoes. The spacious first-floor landing offers ample room for a desk, making it perfect for a home office, and it leads into the recently updated kitchen/dining/living room which has been thoughtfully designed, provide top of the range floor to ceiling units complemented by stylish Quartz worksurfaces which wraps round to create a useful breakfast bar. Integrated appliances which include a dishwasher, fridge/freezer and washing machine add functionality whilst the contemporary tiling adds style. There is a dedicated space for a dining table and chairs to entertain friends and family, as well as a space for a suite, all finished off by a neutral herringbone floor. The main bedroom is adjacent, which has recently been reconfigured to add a luxurious shower room with walk in shower, modern vanity unit, finished off with floor to ceiling tiling. There is also a large storage cupboard, ideal for coats and household items. Moving up to the second floor, another spacious landing leads to two further bedrooms as well as a spacious bathroom. The second bedroom is a generous double bedroom with the opportunity to create a walk-in wardrobe. Bedroom three is a well-proportioned single bedroom and offers versatility for the new owners.

Parking

There is one allocated parking space located at the rear of the property.

Share of Freehold

The property is share of freehold with 111 years remaining with a service charge of £2400 per annum which includes the maintenance of the private road and external parts of the building. Full information is available upon request.

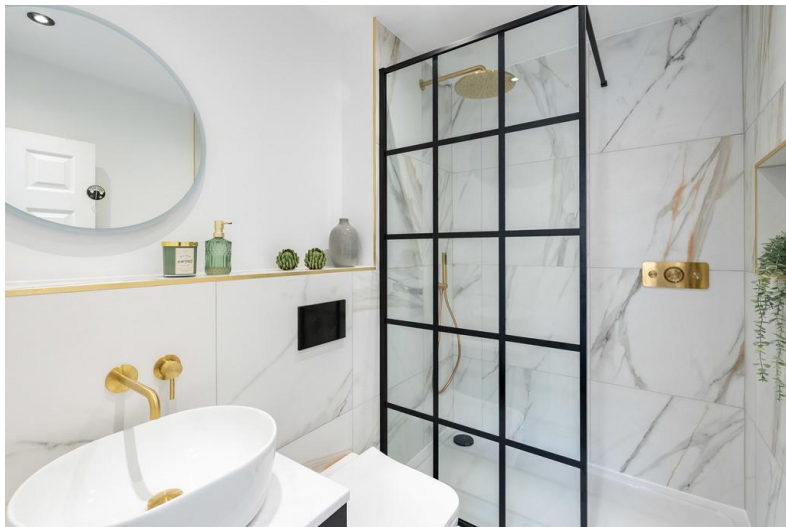
Location

Pledges Yard is situated just on the outskirts 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 proximity (0.9 miles), just a short 19 minute 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 Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk) and The Priory (15 minute walk) 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, 27 South Street, Dorking, RH4 2HD.

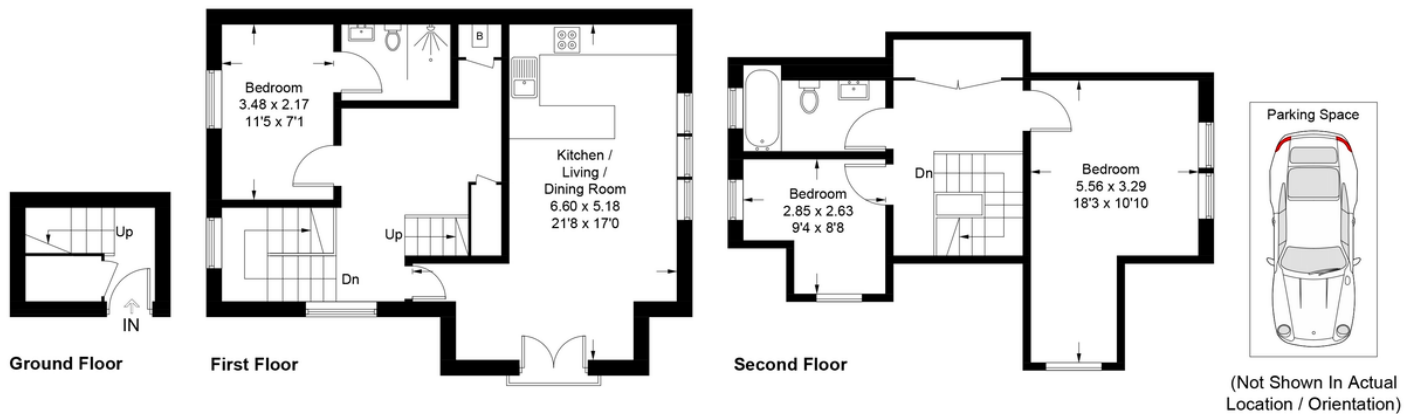
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical/electrical fittings.

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



Pledges Yard, RH4

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft
(Excluding Parking Space)



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. (ID1108986)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
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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 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.