



Station Road, Dorking

Guide Price £235,000

EPC Rating '80'

- TWO GENEROUS SIZED BEDROOMS
- NO ONWARD CHAIN
- 17FT RECEPTION ROOM
- 1ST FLOOR APARTMENT
- COMMUNAL GARDENS
- WALKING DISTANCE TO THE HIGH STREET & TRAIN STATIONS
- SECURE ENTRY PHONE SYSTEM & ESTATE MANAGER
- RESIDENT & VISITOR PARKING
- RESIDENTS LOUNGE AND LAUNDRY ROOM
- GUEST FLAT WHICH CAN BE RENTED OUT ON A NIGHTLY BASIS



NO ONWARD CHAIN A delightful, two double bedroom first floor apartment situated in the popular and peaceful retirement development of Canterbury Court, exclusively for over 60's. Conveniently located within walking distance of the High Street and everything Dorking town has to offer.

The property is accessed via a security entry phone system with stairs and a lift access up to the 1st floor. Upon entering the apartment, the entrance hall provides access to all the key rooms and has a large storage cupboard. The front aspect living/dining room is a spacious 17'9ft in length, with a bay window flooding the room with natural light. The kitchen is fitted with an array of units complemented by ample worktop space and room for all the expected appliances. The main bedroom is a generous size with lots of space for all your bedroom furniture. Bedroom two is a good size single room. Finishing off the accommodation is a shower room with white suite and fitted vanity cupboard for additional storage. Further benefits include sealed unit double glazed windows, night storage heaters and emergency pull cords in each room.

Canterbury Court has the benefit of an Estate Resident Manager, as well as excellent communal facilities including residents lounge, laundry room and guest flat which can be rented on a nightly first come first served basis. There are daily activities held in the residents lounge, which is published on a monthly basis.

Outside

Canterbury Court is surrounded by beautifully kept communal gardens to the front as well as residents and visitor parking at the rear of the building.

Council Tax & Utilities

This property falls under Council Tax Band C. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Leasehold

The property is leasehold with 90 years remaining and a service charge of £3,274.08 per year which includes ground rent, building insurance, water rates and use of the communal laundry room fitted with both washing machines and tumble dryers. Full information is available upon request.

Location

Canterbury Court is located 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 a short 15 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 offer 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. 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.

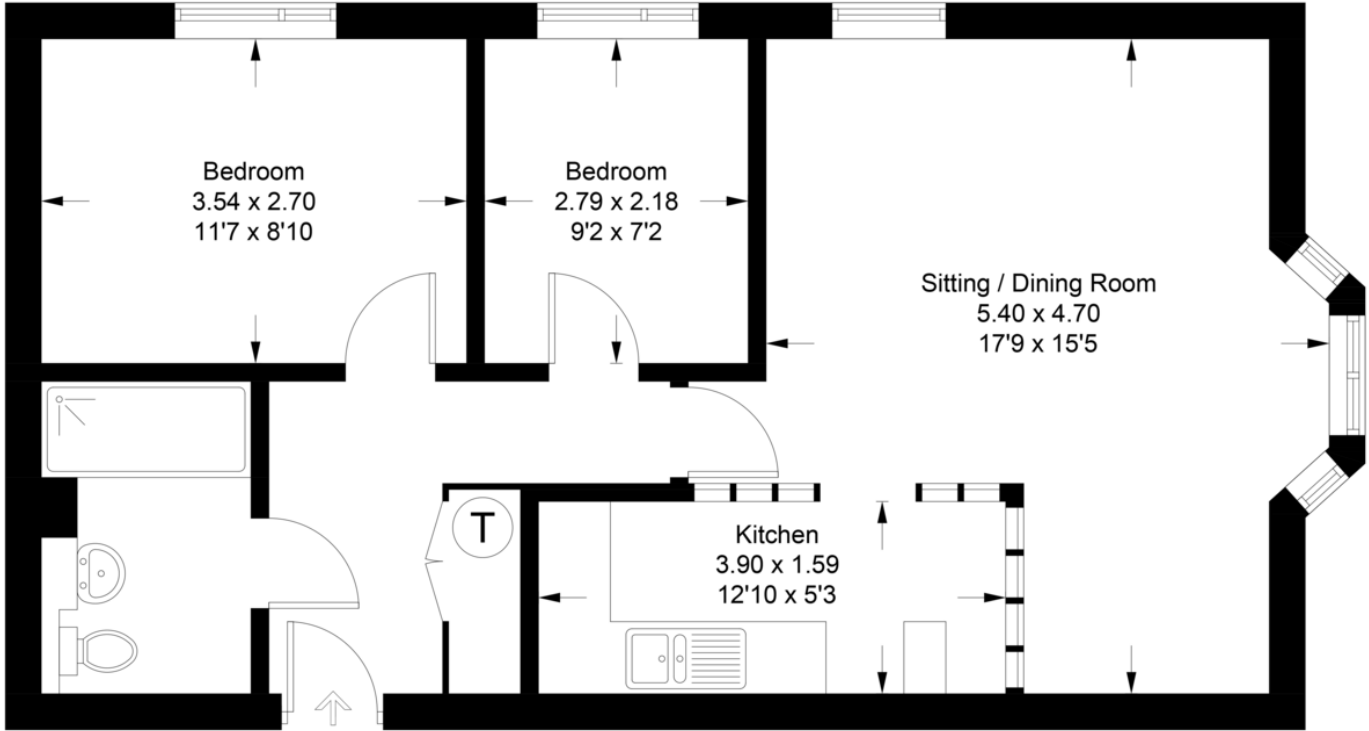
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



Canterbury Court, RH4

Approximate Gross Internal Area = 56.8 sq m / 611 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. (ID1112212)

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

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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