



Milton Court Lane, Dorking

Guide Price £138,000

EPC Rating '74'

- NO ONWARD CHAIN
- OVER 55'S DEVELOPMENT
- GROUND FLOOR ONE DOUBLE BEDROOM
- 24 HOUR ALARM SYSTEM
- ESTATE MANAGER
- GENEROUS BATHROOM
- SPACIOUS SITTING/DINING ROOM
- WALKING DISTANCE TO DORKING TOWN CENTRE
- COMMUNAL GARDENS
- VIEWS ACROSS RANMORE



NO ONWARD CHAIN A delightful ground floor, one-bedroom apartment for over 55's located within a private, quiet development within walking distance to Dorking town centre with beautiful views stretching across Ranmore.

This property offers safety and security with an estate manager available on site as well as pull chords in every room which links to the 24-hour call centre.

The front door leads into a welcoming entrance hall and into the spacious living/dining room which enjoys views out over the well-maintained communal gardens. There is also a handy storage cupboard, perfect for hiding away domestic appliances. The kitchen is fitted with a range of base and eye level units, plenty of worktop space and room for the expected appliances. Leading from the sitting room is a separate hall which includes the boiler/airing cupboard and into an excellent sized double bedroom with lots of room for bedroom furniture. The apartment is finished off with a generous sized bathroom which has been fitted with a shower and white suite. Other features include the added benefit of a guest room for visitors which can be available upon booking request, a resident's association and ample parking. All external decoration, window cleaning, garden maintenance, building insurance and water charges are included in the maintenance charges.

Outside

Surrounding the apartment are delightful, well tended communal gardens which offer a place for peace and relaxation for residents only. To the front of the property there are stunning views looking out across Ranmore.

Leasehold

There is 63 years remaining on the lease. There is an annual service charge of £190. There is no ground rent payable.

Council Tax and Utilities

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

Location

The property is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities. Dorking mainline and Deepdene railway stations are within proximity (0.9 miles), just 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 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 and The Priory at secondary level and St. Paul's, St. Martin's and St Josephs 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.

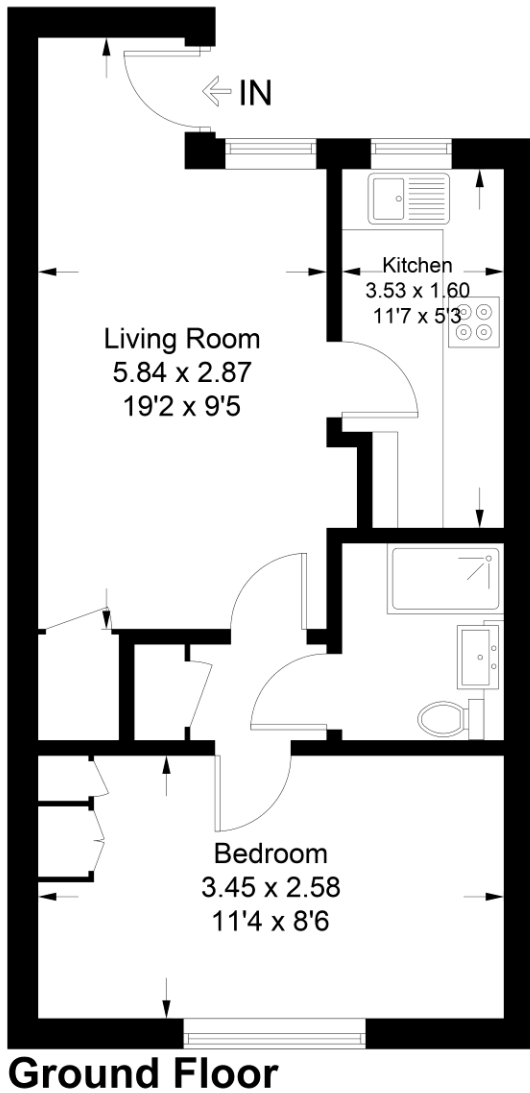
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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. Potential buyers are advised to recheck the measurements.



Hanover Court, RH4

Approximate Gross Internal Area = 40.6 sq m / 437 sq ft



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. (ID1122381)

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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