



# S Seymours



**Townfield Court, Horsham Road, Dorking**

**Guide Price £285,000**

- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/LIVING ROOM WITH FRENCH DOORS OUT TO PATIO
- COMMUNAL GARDEN
- TOWN CENTRE LOCATION
- GATED DEVELOPMENT
- TWO BEDROOMS
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM

- SHORT WALK TO THE HIGH STREET AND MAINLINE TRAIN STATIONS
- RESIDENTS' PARKING

**EPC Rating '74'**



**\*\*NO ONWARD CHAIN\*\*** An attractive and well presented two double bedroom set within a gated development, benefitting from off road parking and a communal garden. Positioned on the ground floor, the apartment offers versatile accommodation with convenient access to the High street, train stations and all of the amenities Dorking Town has to offer.

Accessed through a communal entrance, a private door enters into a spacious hallway which connects all rooms. The kitchen is well-equipped with a range of high gloss, base and eye-level units and a gas hob. There is also space for the expected appliances, finished off by ample worktop space. The kitchen seamlessly connects to the impressive 16ft living/dining room which has plenty of space for comfortable seating and a dining table and chairs, further benefitting from plenty of natural light flowing through and French doors opening directly out onto a small area of patio.

There are two well proportioned double bedrooms to the front of the property, the main bedroom includes plenty of built-in wardrobe space and the wonderful added feature of French doors leading out a private patio. This room also adjoins to the en-suite shower room which includes a white suite with large walk-in shower. The second bedroom is another good double with fitted wardrobes and a large window making this a bright and airy room. Finishing off the accommodation is the separate bathroom, complete with bath and overhead shower, vanity unit, tiled throughout for a clean and practical aesthetic.

#### Outside and Parking

The property benefits from access to the communal garden which is enclosed by mature hedges and garden railings, creating a private space to enjoy throughout the warmer months.

Residents parking is accessible via the secure, gated entrance as well as visitor spaces.

#### Leasehold

The property is leasehold with 94 years remaining on the lease. There is a service charge of £2,001.30 per annum (paid bi-annually) and a ground rent of £310 paid annually.

#### Council Tax & Utilities

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

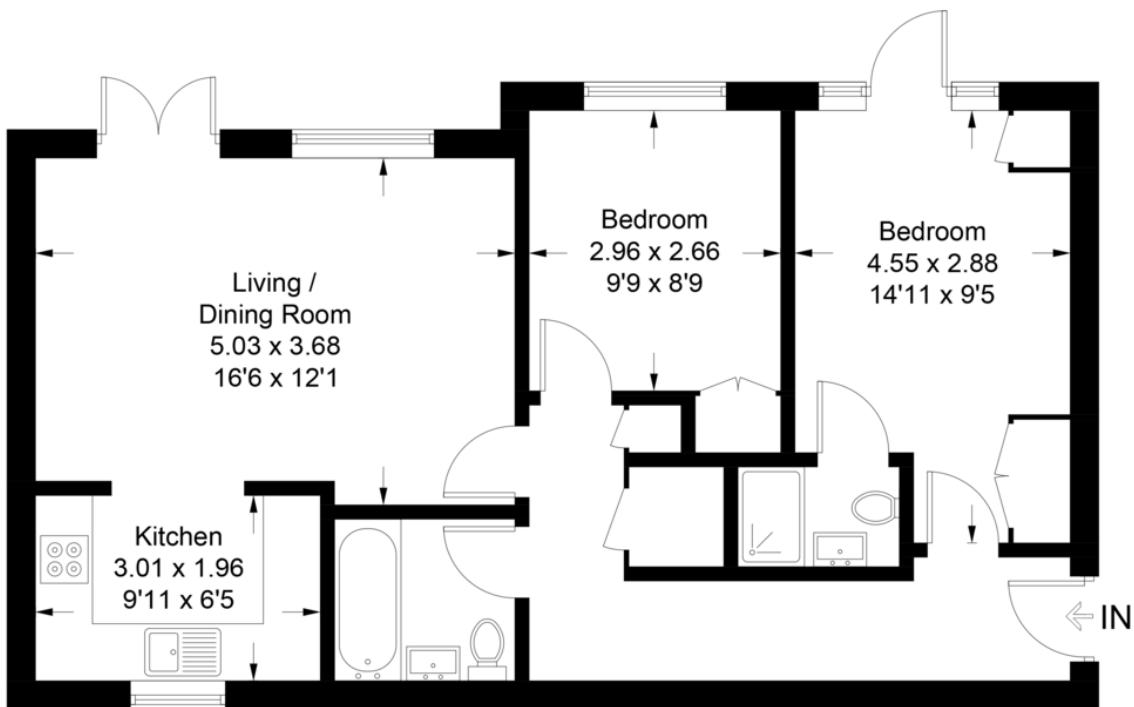
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



## Townfield Court, RH4

Approximate Gross Internal Area = 63.3 sq m / 681 sq ft



## Ground 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. (ID1147320)

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

### COUNCIL TAX BAND

Tax Band E

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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