



## St. Martins Walk, Dorking

Guide Price £240,000

EPC Rating C

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- TOWN CENTRE LOCATION
- 18FT KITCHEN/LIVING/  
DINING ROOM
- MODERN BATHROOM
- CLOSE TO HIGH STREET &  
SHOPS
- IMMACULATLY PRESENTED  
THROUGHOUT
- NEXT TO MEADOWBANK PARK

- SHORT WALK TO MAINLINE  
TRAIN STATION
- CLOSE TO STUNNING  
COUNTRYSIDE



An exciting opportunity to purchase a beautifully presented, first floor, one double bedroom apartment. It is conveniently situated in the heart of Dorking town centre within short walking distance of shops, recreational facilities and train stations.

Upon entering the building on the ground floor via a secure telephone entry system, you make your way through the immaculate communal area. The internal accommodation starts with a spacious entrance hallway benefiting from a large utility cupboard, the hallway also provides access to all rooms. There is an impressive 18ft open plan kitchen/living/dining room which is an excellent space, perfect for entertaining family or friends. This is a lovely bright room thanks to the large window allowing lots of natural light to flood in. The kitchen is fitted with an array of modern floor to ceiling units complemented by ample worktop space, built in hob and oven plus all other expected appliances. Next is the master bedroom which is a good sized 13ft with plenty of space for all bedroom furnishings. Completing the accommodation is a modern bathroom with a stylish white bathroom suite, incorporating a bath with an overhead shower.

#### Leasehold

The property is a leasehold with an annual service charge of £725 per year and 121 years left on the lease. When the current owner purchased the property, he did not pay ground rent as the property was purchased through the help to buy scheme.

#### Parking

Residents have the opportunity to buy a parking permit to use the car park via Mole Valley.

#### Council Tax & Utilities

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

#### Location

St. Martin's 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 just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 52 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 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.





## St. Martins House, RH4

Approximate Gross Internal Area = 45 sq m / 484 sq ft

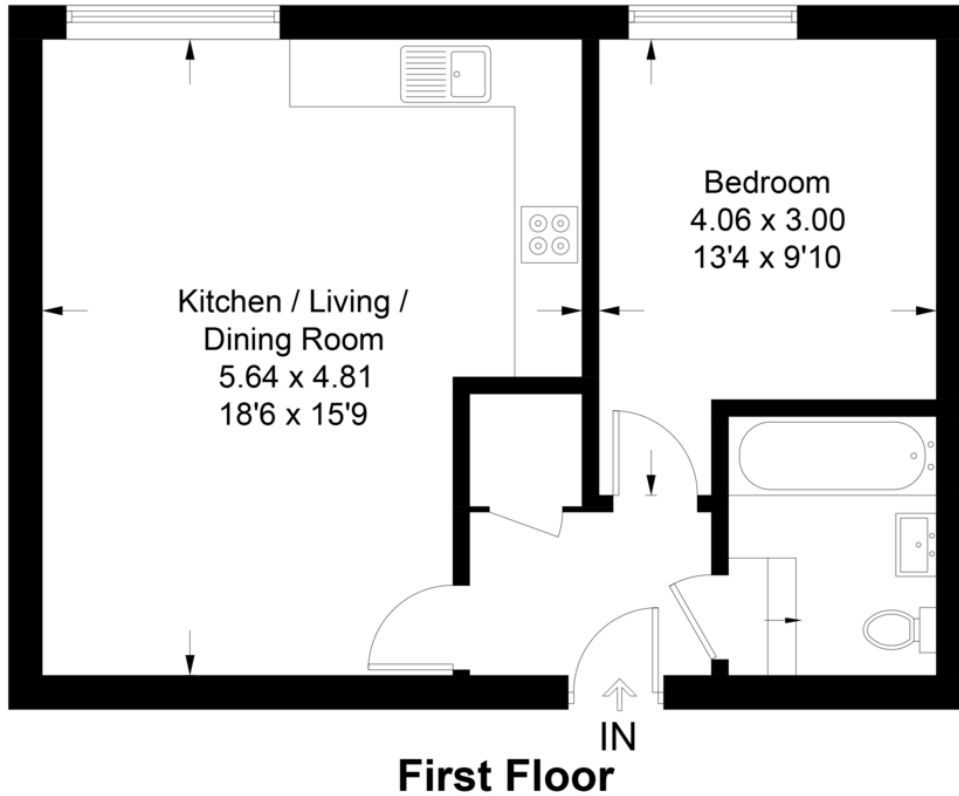


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046323)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	70 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### 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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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.