



Townfield Court, Horsham Road

Guide Price £239,950

EPC Rating 73

- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- GROUND FLOOR APARTMENT
- ENSUITE TO MAIN BEDROOM & SEPARATE W/C
- WELL REGARDED GATED DEVELOPMENT
- OFF STREET PARKING
- LOUNGE/DINER WITH USE OF SUN TERRACE
- WITHIN WALKING DISTANCE TO HIGH STREET & TRAIN STATIONS
- SECURE TELEPHONE ENTRY SYSTEM
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



NO ONWARD CHAIN A fantastic opportunity to purchase a modern, ground floor apartment featuring a spacious double bedroom, underground parking, with the benefit of no onward chain. This property is located in a highly sought-after gated development, offering easy access to Dorking town centre and The Nower.

Entering through the communal hallway, equipped with an entry phone system, a shared landing leads to a private front door and into the entrance hall, complete with built-in storage cupboards. The generous living/dining room is perfect for entertaining, with double doors opening onto a sun terrace which the apartment has use of, and also serves as direct access to the property. The kitchen is fitted with a selection of base and eye level units, ample worktop space and a range of integrated appliances, with additional room for other appliances. The main bedroom is a generous double, featuring built-in wardrobes and an ensuite bathroom with overhead shower. Finishing off the accommodation is a separate W/C for added convenience.

Outside & Parking

Access to Townfield Court is via an automatic electric gate, leading to ample off-street parking and underground car park. The property also has access with the neighbouring property to the sun terrace at the rear of the property.

Council Tax & Utilities

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

Leasehold

The property is leasehold with 95 years remaining. There is an annual service charge of £1,860 and a ground rent of £232 per year. Full information is available upon request.

Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. 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).

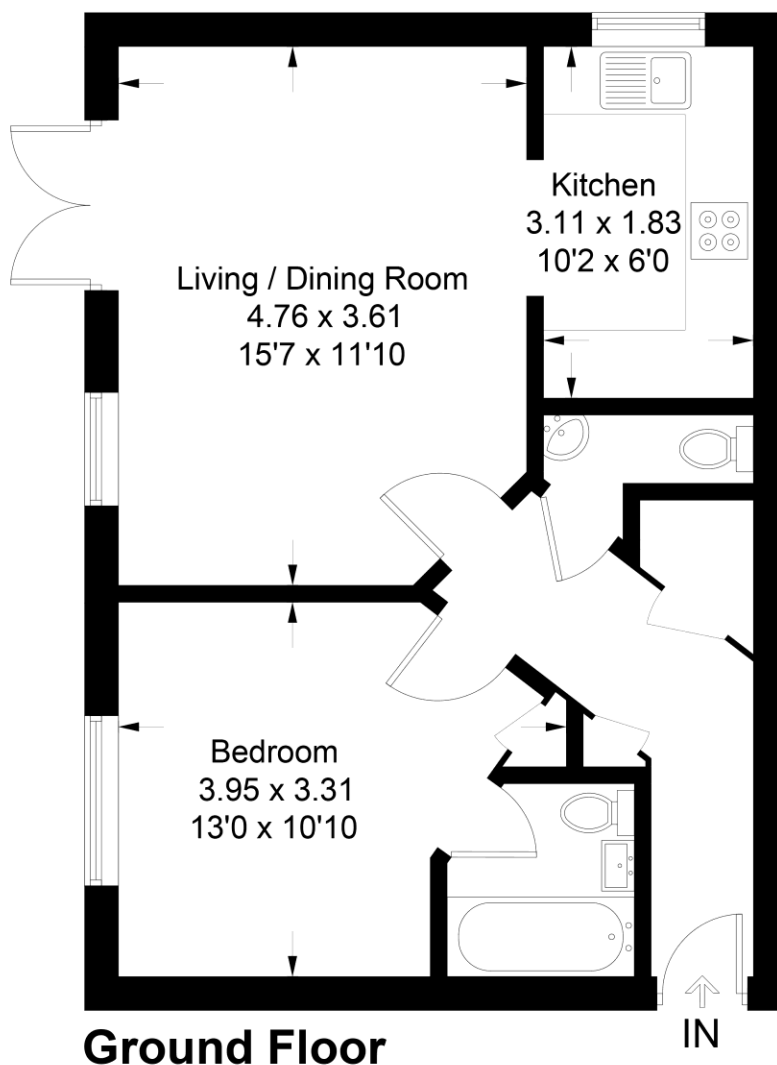
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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 = 46.3 sq m / 498 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. (ID1183341)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	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
sales@seymours-dorking.co.uk
01306 776674



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