

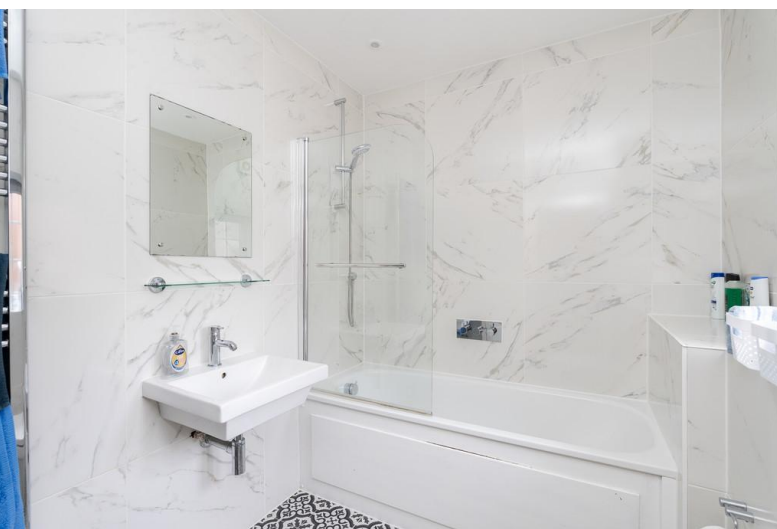


Chequers Court, High Street, Dorking

Guide Price £300,000

EPC Rating '63'

- TWO BEDROOMS
- 861 SQ FT IN TOTAL
- 30FT RECEPTION ROOM
- MODERN KITCHEN
- 1st FLOOR
- MODERN BATHROOM
- CENTRE OF DORKING
- SHORT WALK TO MAINLINE TRAIN STATIONS
- CLOSE TO COTMANDENE & LEISURE CENTRE
- COMMUNAL DECKED AREA



A beautifully presented, two bedroom, first-floor apartment, ideally located in the heart of Dorking town centre. Offering the convenience of being within walking distance of an array of shops, recreational facilities and mainline train stations, this property is perfect for first-time buyers, professionals, or investors seeking a modern and stylish living space.

Originally converted into apartments in 2008, the building benefits from a secure communal entrance. From here, a staircase leads to the first floor, where a private front door welcomes you into the apartment. The heart of the home is the spacious open-plan kitchen, dining, and lounge area. Thoughtfully designed with defined zones, this space is both practical and stylish. The modern kitchen boasts sleek white cabinets, integrated appliances, and ample worktop space, all complemented by sophisticated black tiling that adds a touch of elegance. The living area is bathed in natural light, courtesy of large windows that offer a charming view over the high street. There is ample space for a comfortable sofa and additional lounge furniture, making it an ideal spot to relax or entertain. The dedicated dining area comfortably accommodates a table and chairs, creating the perfect setting for meals and social gatherings.

The primary bedroom is a generously sized double, featuring two large windows that flood the room with light. The space offers ample room for a double bed, freestanding storage solutions, and additional furnishings to suit your needs. A second room, currently used as a large single bedroom, provides additional versatility. This space could easily serve as a home office, guest room, or nursery. There is ample space for a bed, wardrobe, and other furnishings. Completing the accommodation is the updated, stylish and contemporary bathroom. It features a white suite, including a bath with an overhead shower, a floating sink that maximizes floor space, and luxurious tiling throughout, creating a sleek and polished finish.

Leasehold

The apartment is offered on a leasehold basis with 109 years remaining. The current service charge is £260 per year and the ground rent is £100 per year. The council tax band is C. The property is connected to mains electricity and water. The internet connection is FTTC.

Outside & Parking

There is use of a communal decking area at the rear of the property. The current owner has a verbal agreement with the freeholder to park 1 vehicle in the car park behind the property at a cost of £100 PCM. We advise any buyer to check this through the legal process.

Location

Chequers Court 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 50 minutes. Dorking also has a flagship Waitrose store; excellent sports centre and The Dorking Halls 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.



Chequers Court ,RH4

Approximate Gross Internal Area = 80 sq m / 861 sq ft

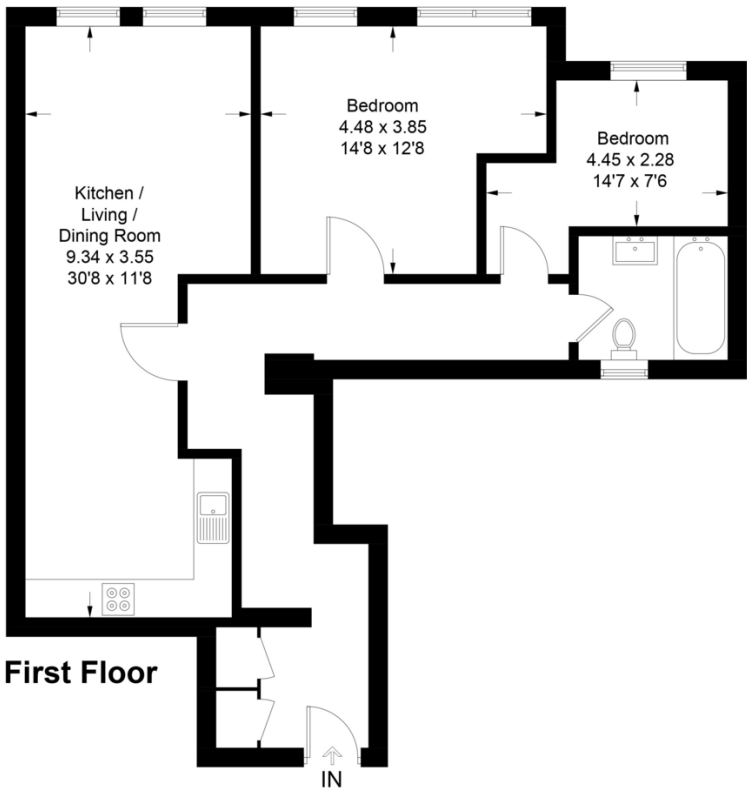


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1183838)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 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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