



Harrowlands Park, Dorking

Guide Price £350,000

EPC Rating '72'

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- OVER 940 SQ FT IN TOTAL
- SPACIOUS 22ft LIVING/DINING ROOM
- CUL DE SAC
- PATIO SPACE
- WALKING DISTANCE TO DORKING TOWN CENTRE
- MAIN BEDROOM WITH ENSUITE BATHROOM
- SHORT WALK TO MAINLINE TRAIN STATIONS & LEISURE CENTRE
- CLOSE TO MILES OF OPEN COUNTRYSIDE



NO ONWARD CHAIN Nestled within a peaceful and well-maintained development, this charming ground floor apartment offers a wonderful combination of comfort, space and convenience with a single garage and allocated parking. Located in a quiet residential area, the property remains within easy reach of Dorking High street, local shops, transport links and green open spaces.

Inside, the property is well-presented and thoughtfully arranged. The kitchen retains a classic feel, fitted with solid wood cabinetry, ample countertop space and a large window overlooking the garden. There's a gas hob, double oven and integrated appliances, along with plenty of storage. The spacious living/dining room, which enjoys a dual aspect and direct access to a private patio area. There is plenty of room for comfortable seating and a dining table for more formal meals. The main bedroom is an excellent size with built in wardrobes and ensuite bathroom. The second bedroom is another double, with fitted wardrobes and attractive views. The recently updated shower room completes the accommodation offering a shower cubicle, vanity unit and heated towel rail.

Outside

The apartment enjoys a private patio directly off the living/dining room which overlooks the landscaped communal gardens with mature trees creating an inviting backdrop. The apartment benefits from a single garage in block, allocated parking and visitor parking available.

Leasehold and New lease extension details

The property is leasehold with 86 years remaining on the lease. There is an annual service charge of £3577 per annum and ground rent of £188 per annum. THE CURRENT OWNER IS EXTENDING THE LEASE BY 90 years to 176 years and this will also remove the ground rent payment.

Council Tax Band and Utilities

The property is council tax band E. The property is connected to mains water, drainage, electricity and gas. The broadband connection is FTTC.

Location

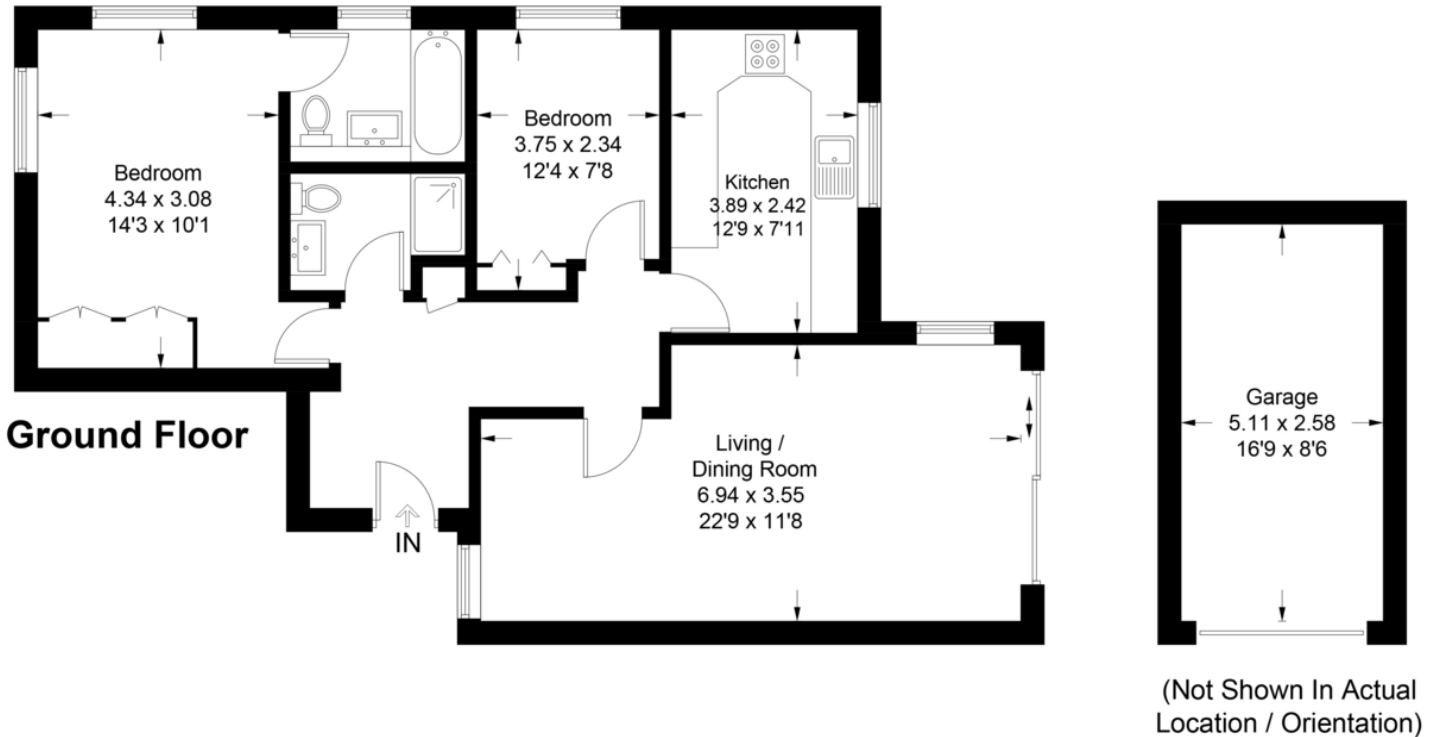
Harrowlands Park is situated within a short walk from the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within 20 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 55 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.

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



Harrowlands Park, RH4

Approximate Gross Internal Area = 73.6 sq m / 792 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 86.8 sq m / 934 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. (ID1225406)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.