



Chartwood Place, Dorking

Guide Price £375,000

EPC Rating 'TBC'

- NO ONWARD CHAIN
- TWO BEDROOMS
- SOUGHT AFTER GATED DEVELOPMENT IN HEART OF DORKING
- FIRST FLOOR MAISONETTE
- COVERED PARKING SPACE
- CLOSE TO THE HIGH STREET & MAINLINE TRAIN STATIONS
- MAIN BEDROOM WITH ENSUITE
- 15FT LIVING ROOM
- CLOSE TO COUNTRYSIDE WALKS
- LONG LEASE



NO ONWARD CHAIN A spacious two-bedroom first-floor maisonette, set within a sought-after gated development in the heart of Dorking. Perfectly positioned for mainline stations and local amenities, this property benefits from allocated parking and offers a fantastic opportunity for a new owner to put their own stamp on it.

Accessed via a private entrance hall, stairs lead to a generous dual-aspect living room with space for dining and seating. French doors open into a bright, practical kitchen with traditional units, space for appliances and two Velux windows making it lovely and sunny.

A central hallway separates the living space from the bedrooms. The impressive 18ft main bedroom includes two built-in wardrobes and a private en-suite shower room. The second bedroom is another light and airy double with built-in storage. Completing the accommodation is a modern bathroom with a white three-piece suite.

This chain-free apartment offers an ideal blend of space, location and potential – early viewing is highly recommended.

Outside

To the front, there is a car port providing convenient covered, off-street parking for one vehicle and an area for storage. Additionally, there are some visitor parking spaces available. Also, behind the property is a small patio area with a shed for convenient storage.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas central heating and electricity.

Leasehold

The property is leasehold with 175 years remaining on the lease. There is a service charge to maintain the communal area of £1,100. There is also a charge of £100.00 to cover the expenses associated with transferring the ownership of the one share of the Chartwood Place Residents Association Ltd. Please note the lease prohibits pets being kept at the property.

Location

Chartwood Place is a small, gated development and well sought after due to being close to all of Dorking's amenities. Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. All of Dorking railway stations are within walking distance, offering services to Gatwick, Guildford, London Victoria and London Waterloo. 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 Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

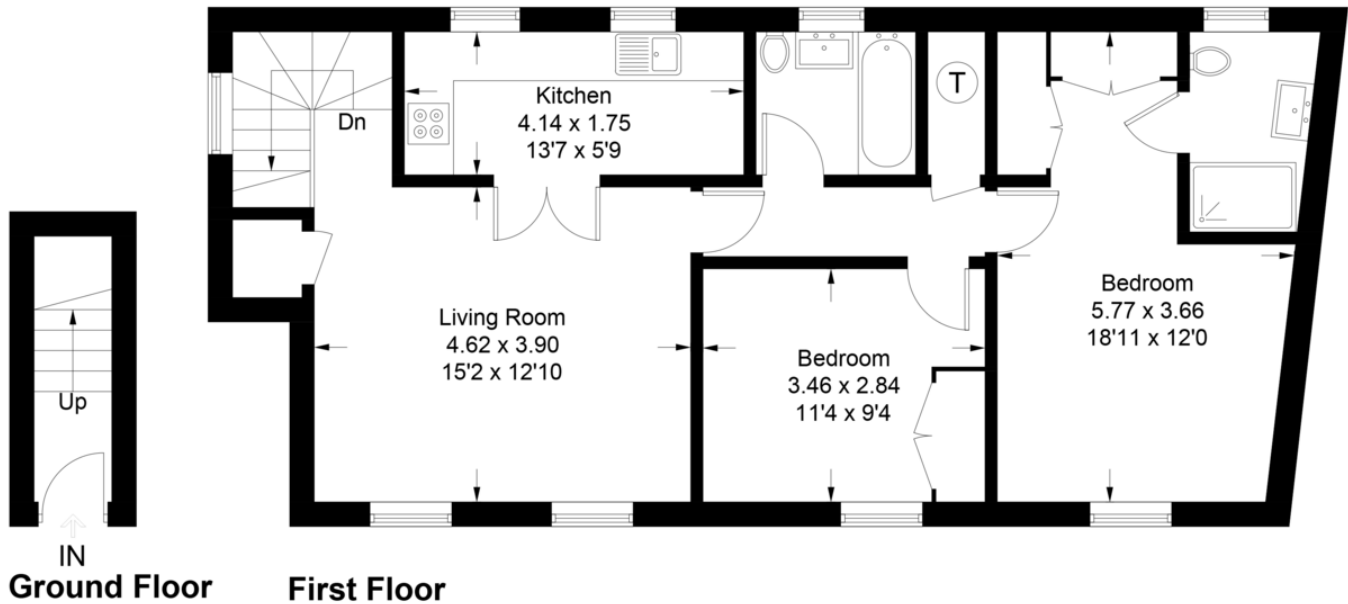
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Chartwood Place, RH4

Approximate Gross Internal Area = 75.3 sq m / 810 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. (ID1242317)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 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.