



Orchard Way, Dorking

Guide Price £227,500

EPC Rating '76'

- NO ONWARD CHAIN
- REFURBISHED THROUGHOUT
- MODERN KITCHEN & SEPARATE LAUNDRY CUPBOARD
- GROUND FLOOR
- COURTYARD GARDEN OFF LIVING ROOM
- STYLISH BATHROOM
- SHORT WALK TO DORKING TOWN CENTRE
- SHORT WALK TO MAINLINE TRAIN STATIONS & LEISURE CENTRE
- COMMUNAL GARDENS
- CLOSE TO LOVELY COUNTRYSIDE WALKS



NO ONWARD CHAIN A beautifully presented, ground floor one-bedroom apartment with private courtyard garden and offers a superb opportunity for a range of buyers, whether you're a first-time buyer looking to step onto the property ladder, seeking a low-maintenance home, or searching for a reliable investment.

The property has been refreshed throughout, featuring new carpets and neutral décor, providing a true blank canvas ready for personal touches. The spacious living area enjoys excellent natural light with French doors opening directly onto a pretty courtyard garden, creating a lovely indoor outdoor flow. The adjoining kitchen is contemporary and neatly arranged, ideal for everyday cooking and includes an integrated slimline dishwasher and room for other freestanding appliances. The practical layout continues with a dedicated laundry cupboard housing both a washing machine and tumble dryer, keeping the living spaces clutter-free.

A well-proportioned generous double bedroom offers comfortable space for furnishings and storage overlooking the communal garden. The contemporary bathroom includes a modern white suite with bath and overhead shower, complemented by stylish tiling. Additional benefits to this fantastic property include a new 125 year lease, new double glazed windows throughout, fully rewired with a 10 year installation certificate, new plumbing and a 7 year warranty on the boiler.

Outside

The property benefits from a private courtyard garden leading off the living room, which extends to 3.9m by 5.5m wide, an ideal setting for a table and chairs. There is plenty of on road parking available, as well as two car parks within the road which are available for all residents of Orchard Way.

With its fresh presentation, desirable ground-floor position and outdoor space/parking, this property is perfectly suited to those seeking convenience, comfort, and excellent long-term potential.

Utilities & Council Tax

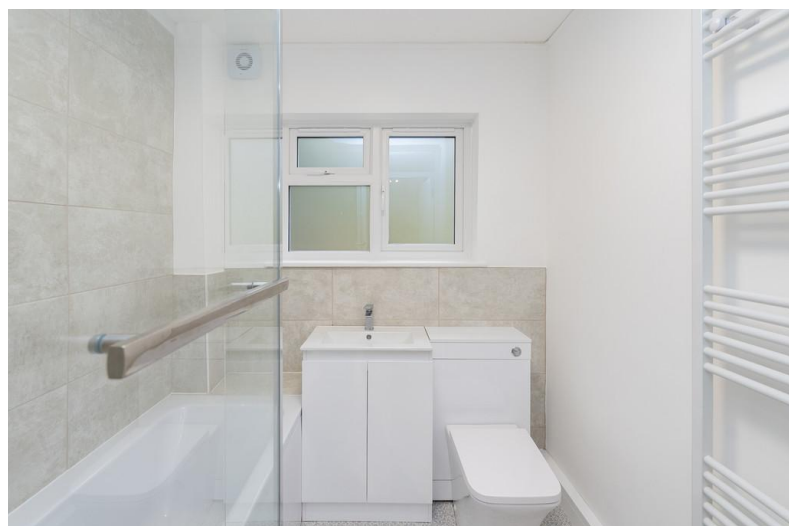
The property is serviced by mains electric, gas and drainage. There is an internet connection to the property. Council Tax Band B.

Leasehold

The property is leasehold with a new lease of 125 years and a service charge of £682.

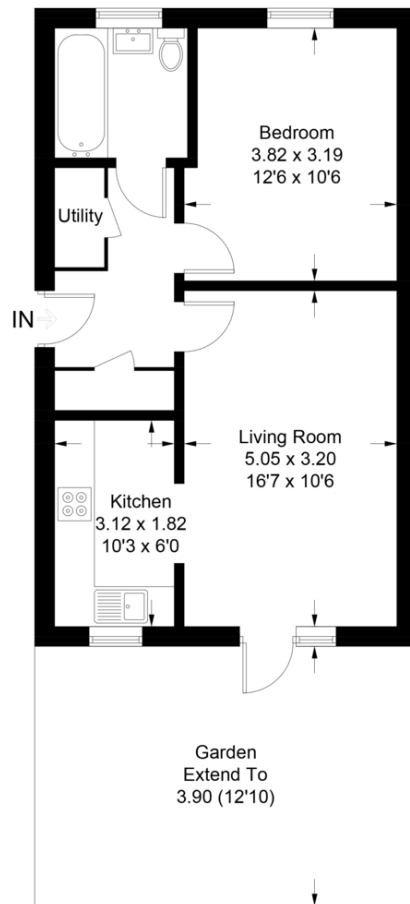
Location

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 approx. 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 Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.



Orchard Way, RH4

Approximate Gross Internal Area = 46.6 sq m / 502 sq ft



Ground Floor

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. (ID1256361)

VIEWING - Strictly by appointment through Seymours Estate Agents, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band B

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South
Street, Dorking, Surrey,
RH4 2HD

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