



Flat 4 Ranmore Place Ranmore Common Dorking, Surrey RH5 6SX **£1,295 PCM Unfurnished**

Located at the top of Ranmore Common in an Area of Outstanding Natural Beauty, Ranmore Place is a magnificent Grade II Listed Victorian Mansion, built in 1870. Approached via the beautifully landscaped Italianate walled garden, the communal entrance hall with entry phone system gives access for just 6 of the apartments. With a staircase to the first floor, there is a spacious mezzanine landing which in turn leads to the front door of this spacious apartment. The accommodation comprises: large hallway gives access to the beautifully proportioned Living Room with sash window; stylish bathroom with roll-top bath; fully equipped kitchen with Shaker style units under granite effect laminate worktops; double bedroom with a sash window and free-standing wardrobe; Externally the communal Italianate walled gardens are a real treat with the remaining communal grounds adjoining open fields, typically populated by grazing sheep and use of a garden shed for bike storage etc. Gas central heating. EPC rating E/48. BT fibre broadband speed up-to 900mbps to the door. For the commuter Effingham Junction station is only a 10 min drive away & will have you at Waterloo in approx 45 mins. Heathrow & Gatwick Airports are 26 & 20 miles distant respectively.



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Material Information*

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APPROX. GROSS INTERNAL FLOOR AREA 539 SQ FT 49.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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