



## GREEN YARD VINCENT WALK

### DORKING, RH4 2FZ

**£205,000**  
LEASEHOLD - SHARE OF  
FREEHOLD

GREEN YARD is a collection of 32 thoughtfully designed studio, one and two bedroom properties nestled in the heart of the picturesque market town of Dorking with good access to local transport links and high street amenities including Waitrose and Marks and Spencer and many other shops, restaurants and cafes.

This particular flat is a spacious one bedroom ground floor unit.

With a perfect blend of contemporary elegance and timeless charm, this development provides the ideal sanctuary for those seeking comfort, style, and convenience...

Modern Interiors: Each apartment features high-end finishes, state-of-the-art appliances, and thoughtfully designed layouts.



**TOOMEY**  
ESTATE AGENTS



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 67                         | 67        |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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

Toomey Estate Agents Sales  
333a London Road  
Mitcham  
Surrey  
CR4 4BE

0208 715 9333  
enquiries@toomeyestateagents.co.uk  
www.toomeyestateagents.co.uk



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