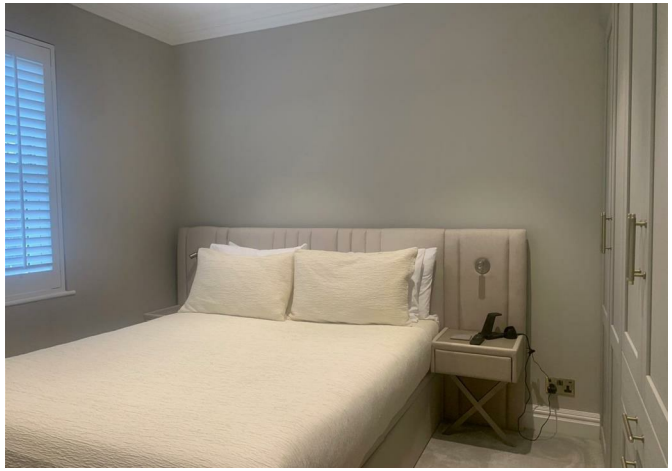


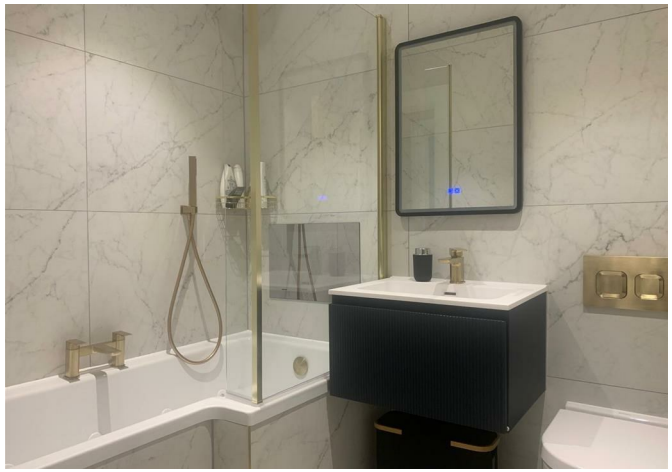
Flat 6, Chartwell Lodge Spook Hill, North Holmwood, Dorking, RH5 4JJ

Price Guide £339,950









- MODERNISED APARTMENT
- HIGH SPECIFICATION
- SOUGHT AFTER LOCATION
- COMMUNAL GARDENS
- LONG LEASE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- ALLOCATED PARKING FOR TWO CARS
- SUPERB KITCHEN AND BATHROOM
- CLOSE TO AMENITIES AND HOLMWOOD COMMON

Description

Nestled in the charming area of Spook Hill, North Holmwood, Dorking, this superbly presented and modernised two-bedroom apartment offers a delightful blend of contemporary living and comfort. Refurbished to exacting standards, this property is ideally situated close to local amenities and just a short distance from the picturesque Holmwood Common, making it perfect for those who appreciate both convenience and nature.

Upon entering, you are greeted by a stunning open plan kitchen, living, and dining area, which boasts elegant built-in cabinetry, exquisite herringbone flooring, and tasteful plantation shutters that enhance the overall aesthetic. This inviting space is perfect for entertaining guests or enjoying quiet evenings at home.

The accommodation features two generously sized double bedrooms, each designed with comfort in mind. The master bedroom benefits from built-in wardrobes, providing ample storage space. Both bedrooms are serviced by a highly specified family bathroom, which includes a luxurious jacuzzi bath and even a built-in television, ensuring a relaxing retreat at the end of the day.

Externally, the property offers allocated parking for two cars, a valuable asset in this desirable location. The beautifully maintained communal gardens provide a serene outdoor space for residents to enjoy.

This exceptional property is a rare find and presents an excellent opportunity for those seeking a modern home in a sought-after area.

Situation

North Holmwood village centre has a local general store, which includes a post office counter, the Church of St. Johns, the village green with a pond, doctors' surgery and village hall.
Dorking town centre is within approximately 2 miles and offers a well-regarded selection of local and national shops, restaurants and pubs. Dorking Halls on High Street offers cultural entertainment including a theatre and a cinema and the adjoining sports centre.
Dorking and North Holmwood offers a highly regarded selection of primary schools with St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school and secondary education with the Ashcombe and the Priory C of E.
The immediate area offers some of the county's finest walking, riding and cycling countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by.

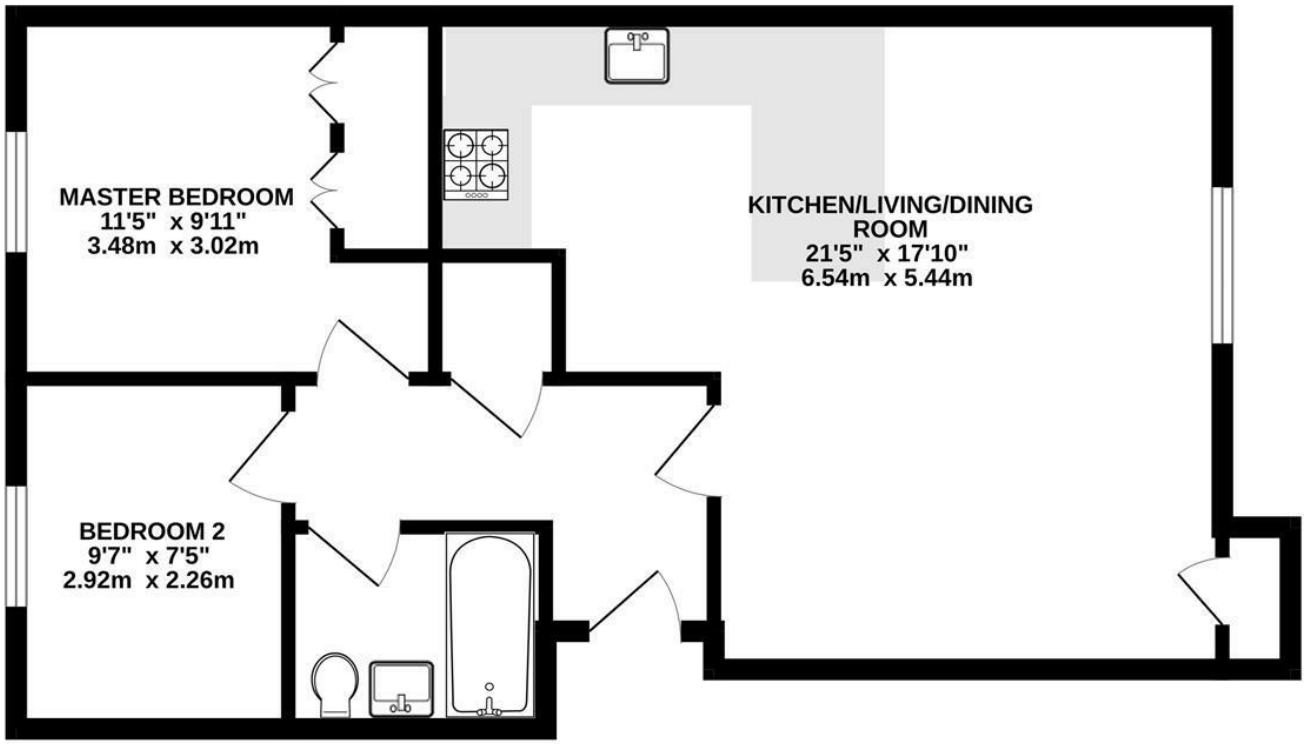
Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	999 Years from 25th March 1988
Service Charge	£2250 PA
Ground Rent	£120 PA







GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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