

patrick gardner
RESIDENTIAL

9 Green Yard Vincent Walk, Dorking, Surrey, RH4 2FZ

Price Guide £205,000









- 1 BEDROOM FIRST FLOOR APARTMENT
- MODERN INTERIORS
- EASY REACH OF TRANSPORT LINKS
- CONTEMPORARY SPECIFICATION
- ZERO GROUND RENT
- OPEN PLAN LIVING
- LOCATED IN THE HEART OF DORKING
- SURROUNDED BY THE SURREY HILLS
- PRIVATE DEVELOPMENT
- 10 YEAR WARRANTY

Description

CHARMING ONE BEDROOM APARTMENT IN HISTORIC DORKING

Located in the picturesque market town of Dorking, nestled within the Surrey Hills, Plot 9 Green Yard offers a perfect blend of charm and modern comfort. This first-floor apartment features open-plan living with plenty of natural light, a contemporary kitchen with integrated appliances, and a stylish shower room. For peace of mind, it also includes a 10-year build warranty.

Conveniently located, Green Yard is tucked just off South Street, within walking distance of Dorking's vibrant shops, restaurants, cafes, and train stations.

Show Home Available, viewings by appointment.
*Photos are taken from show home apartments

Situation

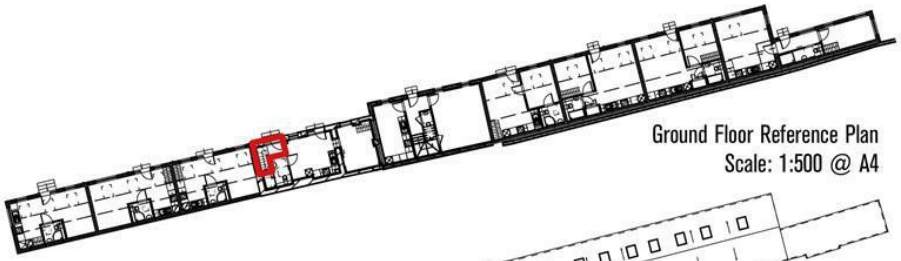
With the perfect blend of contemporary elegance and timeless charm, the apartments in Green Yard provide the ideal sanctuary for those seeking comfort, style and convenience. Green Yard is set within an enviable location in the heart of Dorking, and surrounded by the stunning landscapes of the Surrey Hills. There is a unique blend of rural tranquillity and urban sophistication, with Dorking being both a vibrant and charming town that combines rich history with contemporary amenities. An array of restaurants, supermarkets, theatre, cinema screen and leisure centre provide entertainment for everyone.

Tenure	Leasehold - Share of Freehold
EPC	D
Council Tax Band	B
Lease	999 year
Service Charge	£750 per annum
Ground Rent	Peppercorn

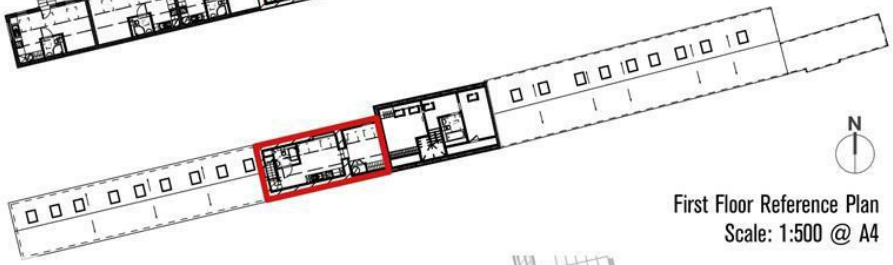




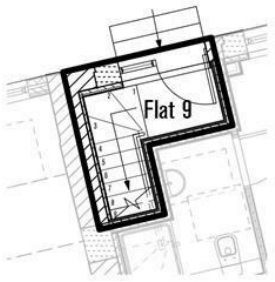




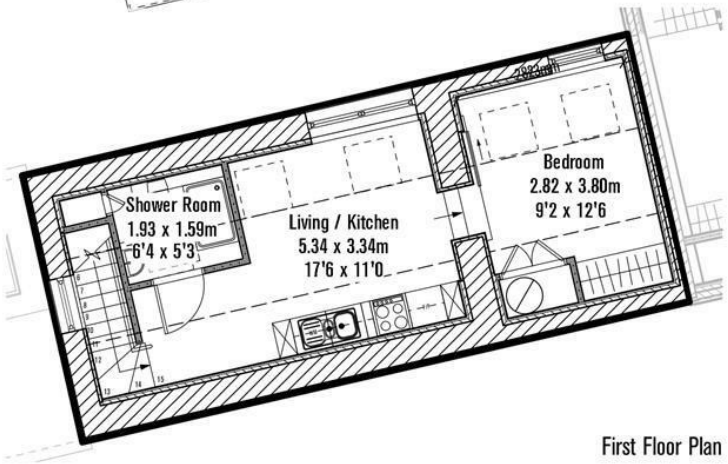
Ground Floor Reference Plan
Scale: 1:500 @ A4



First Floor Reference Plan
Scale: 1:500 @ A4



Ground Floor Plan



First Floor Plan

Flat 9 Green Yard,
Vincents Walk,
Dorking, Surrey
RH4 2FZ

Note - All dimensions given are approximate and should be checked at the propoerty before placing any reliance upon them. Exact opening positions, partition placing and detail may vary slightly from construction, so should be checked at the propoerty before making decisions reliant upon them.

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