

Flat 8 Parklands House, Portland Road, Dorking, Surrey, RH4 1GU

Asking Price £219,950









- WELL-PRESENTED FIRST FLOOR APARTMENT
- CONTEMPORARY FITTED KITCHEN
- OPEN PLAN ACCOMMODATION
- TOWN CENTRE LOCATION
- LONG LEASE
- ONE DOUBLE BEDROOM
- ELECTRIC HEATING
- TILED MODERN BATHROOM
- LOW OUTGOINGS
- ELECTRIC CAR CHARGING POINT

Description

Parklands House is a desirable one-bedroom, first floor apartment. Built in 2022, this contemporary home offers bright, well-proportioned accommodation with a modern finish, ideally positioned for both town-centre amenities and excellent commuter connections.
A particular feature of the property is the open-plan kitchen, dining and sitting room, creating a versatile and sociable space that is equally suited to relaxing at home or entertaining guests. The contemporary kitchen is well equipped and thoughtfully integrated into the living space, while Juliet doors from the dining area allow plenty of natural light to flood the room and enhance the sense of space.
The generous double bedroom provides a comfortable and peaceful retreat, complemented by a stylish, fully fitted bathroom.
Positioned towards the rear of the development, the apartment enjoys a pleasant degree of privacy, while still being within easy reach of the vibrant centre of Dorking.
There is an electric charging point to the front elevation, but there is no parking that comes with the property.
For added peace of mind, the benefits from the remainder of a 10 year ICW building warranty.
With its contemporary accommodation, located in a private road, and convenient access to Dorking's mainline railway stations, Parklands House represents an appealing opportunity for first-time buyers, investors or those looking for a low-maintenance home in a desirable Surrey location.

Situation

Located in the heart of Dorking and minutes from the High Street, Parklands House can be found along Portland Road, at the junction with Station Road.

Dorking is a market town located in the Surrey Hills, an area popular for dog walking, jogging and cycling with Box Hill, Ranmore Common and Leith Hill all close by.

The town has a wide range of shops including independent boutiques and antique shops, national names such as Waterstones and supermarkets including Waitrose, Sainsbury's and Marks & Spencer, along with a wide selection of cafés, restaurants and bars.
Dorking Halls offer a variety of cultural entertainment with cinema screenings, plays and music. The Leisure Centre features a swimming pool, a gym and exercise classes.

The area is well-served by state and independent schools, as well as doctors' surgeries and dentists.
Railway stations link to London, Guildford, Gatwick Airport and Brighton.

Access to the M25 is situated at both Leatherhead and Reigate, at junctions 9 & 8.

Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	125 years from1/1/2022
Service Charge	2025 £882.75 p.a.
Ground Rent	Peppercorn







Approximate Gross Internal Area = 38.9 sq m / 419 sq ft



First 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 decisions reliant upon them. (ID1335163)

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