

28 Willow Close, Beare Green, Dorking, RH5 4SE



- **Studio Apartment**
- **Pretty Village Location**
- **Off Road Parking**
- **Electric Heating**
- **Double Glazed Windows**
- **Storage Cupboard**



What the agent says... “ ”

Offered for sale with no forward chain, the property is a first-floor studio apartment located in the pretty village of Beare Green and is approximately 0.2 miles by foot to both the railway station and the local parade of shops.

The accommodation comprises of a studio with a fitted kitchen, separate bathroom and a large storage cupboard, electric heating, water boiler and double-glazed windows. Parking is available on a first come first served basis.

Investors should expect a rental value in the region of £800 - £850pcm. Viewings are recommended.

Accommodation

Entrance Hall - 0.95m x 1.42m (3'1" x 4'7")

Storage Cupboard - 1.53m x 1.42m (5'0" x 4'7")

Bathroom - Irregular Shaped Room 1.61m x 1.92m (5'3" x 6'3") at widest points (see floor plan)

Studio - Living Room & Kitchen - Irregular Shaped Room 5.93m x 3.62m (19'5" x 11'10") at widest points (see floor plan)

Lease Information:

The current lease has an expiry date of June 2112, giving a lease remaining of 87 years. The current Ground Rent is £10 per annum and there is a Service and Maintenance charge of £151.48 payable every 3 months.

Material Information

Council Tax: Mole Valley District Council Band A

Property Type: Studio

Property Construction: Purpose Built

Electricity, water, sewerage supply: Mains Supply

Heating: Electric

Broadband: ADSL

Parking: Off road parking on a first come first served basis

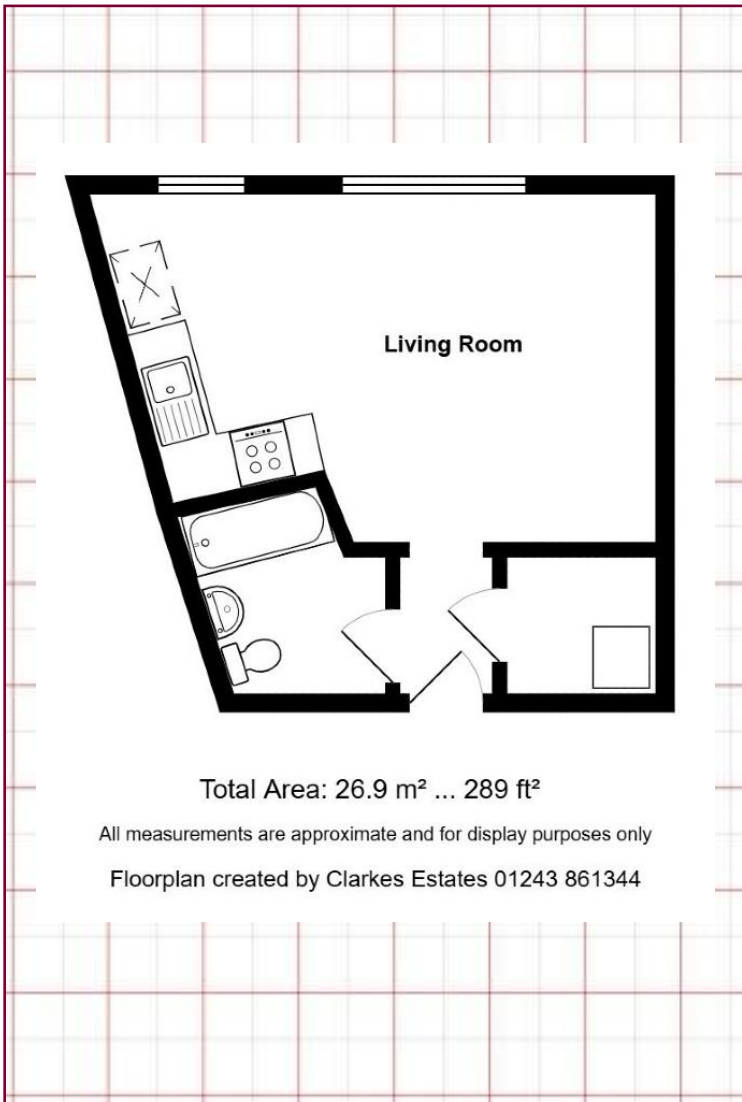
On 16/04/2025 information from the Ofcom Website shows:

Broadband Availability	Max Down	Max Up
Standard	✓	6 mbps 0.7 mbps
Superfast	✓	80 mbps 20 mbps
Ultrafast	X	

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely

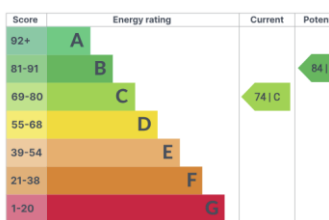
Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE



Energy rating and score

This property's current energy rating is C. It has the potential to be B.



This rank shows this property's current and potential energy rating

IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

