



Connells

Oak Ridge
Dorking



Property Description

This well-proportioned first floor maisonette offers comfortable and practical living accommodation, ideal for first time buyers' downsizers or investors alike.

The property features a bright and spacious lounge dining room, providing ample room for both relaxation and entertaining, with the added benefit of a private balcony offering a pleasant outdoor seating area.

There are two generous double bedrooms, both well sized and versatile, alongside a separate fitted kitchen offering excellent storage and workspace. A well-appointed bathroom completes the internal accommodation.

Externally the property benefits from residents communal parking, ensuring convenient access, as well as a useful external storage cupboard, ideal for bicycles or additional belongings.

Dorking

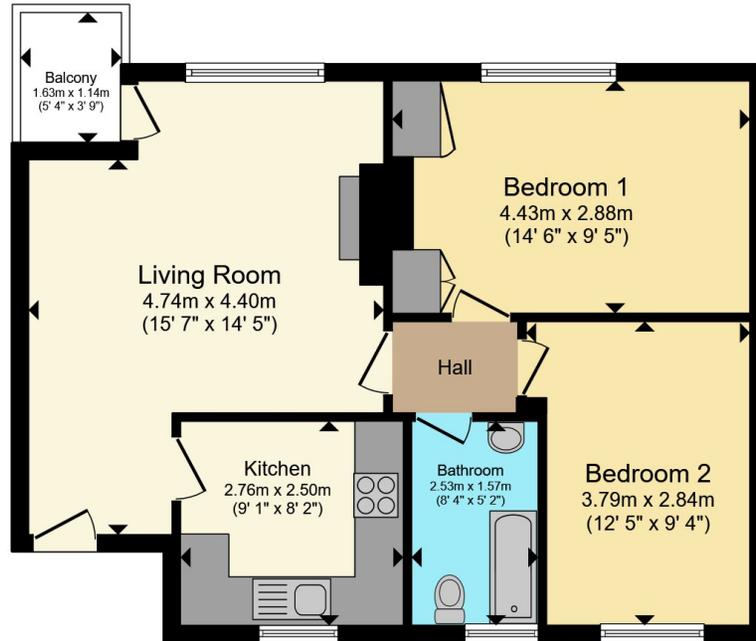
An eclectic and historic market town with an independent spirit, Dorking is situated in central Mole Valley at the heart of the Surrey Hills National Landscape. Full of charm, the town centre is a fascinating mix of independent shops and businesses, characterful buildings, a wealth of pubs, restaurants and cafes, and a rich history ready and waiting to be discovered. Just 20 miles south of London, 10 miles from Gatwick Airport and benefitting from three railway stations, Dorking is well-connected and ideal for a day trip, weekend break or a longer stay.

With the Surrey Hills visible from almost anywhere in the town, Dorking provides the perfect base for exploring the countryside that envelopes the town. Whether it's discovering Denbies Wine Estate, one of England's largest vineyards; exploring Box Hill, Leith Hill or Ranmore Common; or taking a walking trail directly into the surrounding countryside, the options for adventure in Dorking are endless.









First Floor

Total floor area 56.8 m² (611 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating:
 Awaiting

Council Tax
 Band: B

Service Charge: 529.16 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HSH407495

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jul 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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