



barnard marcus

Mulberry House Station Road ,Dorking RH4 1EB

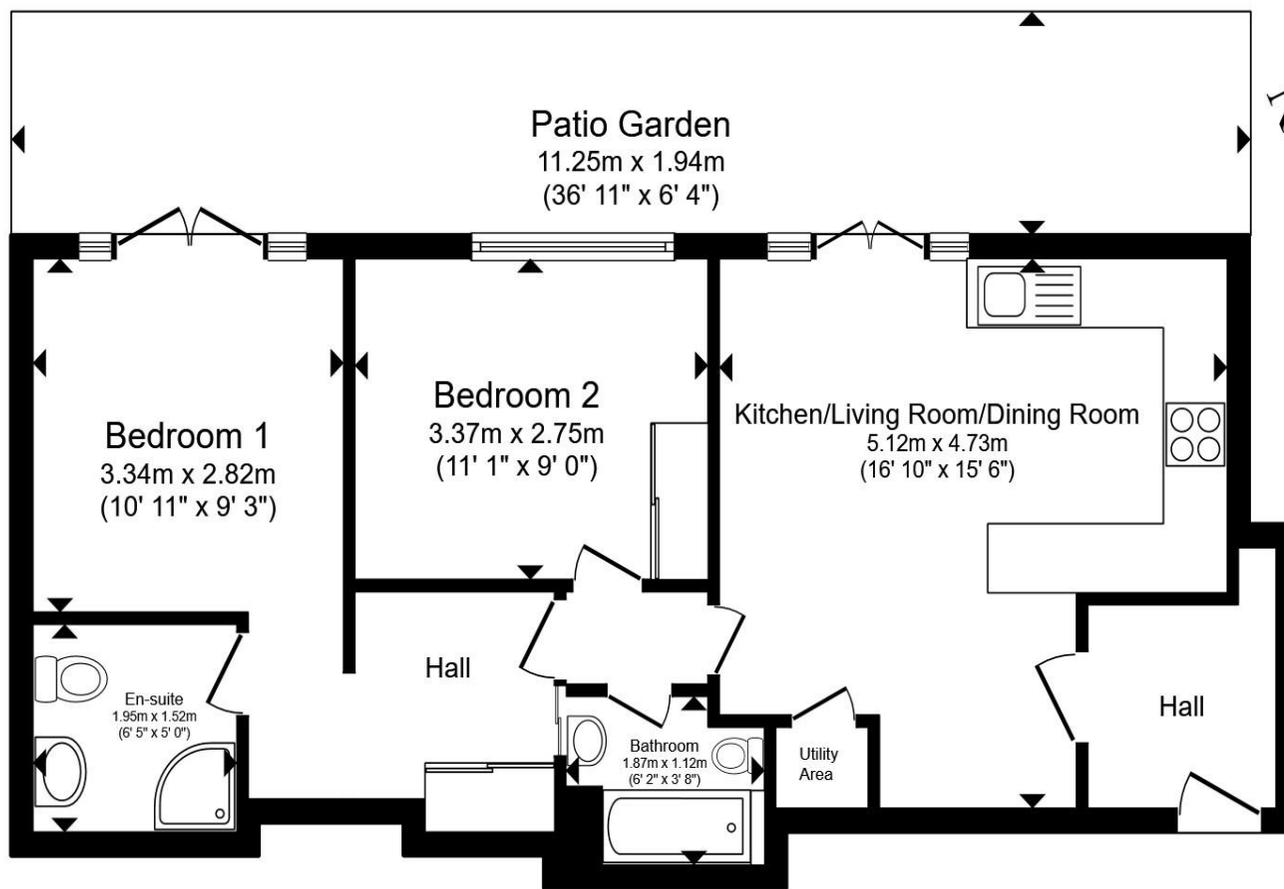


welcome to

Mulberry House Station Road, Dorking

This high-ceilinged, well-proportioned apartment offers a generous open plan living area with engineered light grey oak flooring throughout, including the entrance area and hallway. The stylish Shaker style kitchen is well arranged, benefiting from integrated appliances, a Silestone quartz worktop and separate utility area. The double bedrooms are carpeted and have Draks fitted floor to ceiling mirrored double wardrobes. The principal suite has an en-suite shower room and access to the private patio-garden. Both bathrooms are finished with high quality Minoli "Calacata" floor to ceiling tiles. Externally, the property enjoys its own private full length terraced patio-garden, along with a designated allocated parking space to the rear, a rare benefit for an apartment. Dorking is designated as an Area of Outstanding Natural Beauty, with the high street ranked as one of the top five in Britain. Dorking also boasts excellent transport links, schools, its own wine estate and theatre.





Ground Floor

Total floor area 58.8 m² (632 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



Auctioneer's Comments

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom, Two Bathroom Apartment
- Private full-length terrace to the front of the apartment

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/DRK102104](https://www.barnardmarcus.co.uk/Property/DRK102104)



Property Ref:
DRK102104 - 0009

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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