



barnard marcus

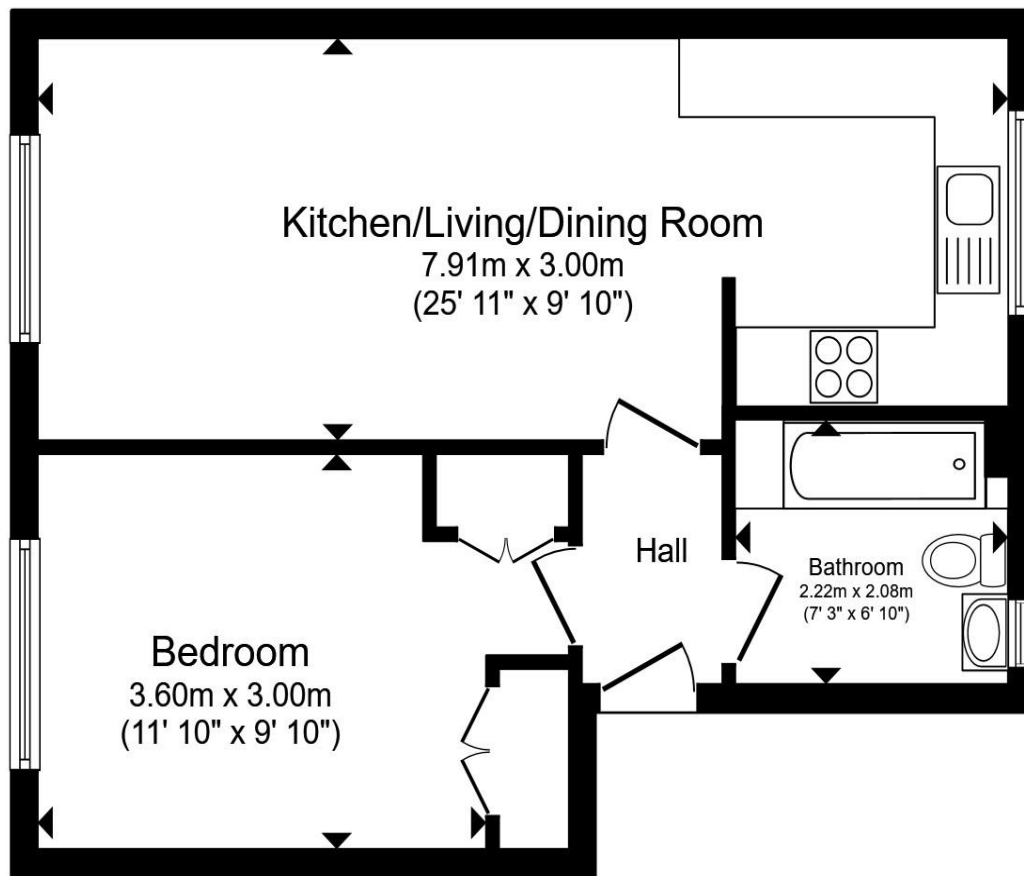
Church Gardens, Dorking RH4 1DU

welcome to

Church Gardens, Dorking

A well-presented and generously proportioned one-bedroom apartment, ideally situated in the heart of Dorking town centre. A beautifully presented and spacious two bedroom apartment, situated on the second floor of the sought-after Leith Hill Apartments on Chalkpit Lane in Dorking. This modern home offers well-proportioned accommodation throughout, featuring two generous bedrooms with ample built in storage in the master bedroom, a stylish family bathroom, and a bright, contemporary living space ideal for both relaxing and entertaining. The property benefits from a separate entrance hallway, providing a welcoming and practical transition into the home. The apartment is finished to a high standard, with a modern design that maximises both light and space, creating a comfortable and inviting atmosphere throughout. Externally, the entrance to the property through the communal door is security coded and also benefits from a communal bike shed (with key pad) and garden bin shed. This property includes allocated parking, complete with communal EV charging points, offering both convenience and future-ready living. Ideally located within easy reach of Dorking town centre and local amenities, this superb apartment is perfect for professionals, couples, or small families seeking a blend of modern living and a desirable Surrey setting. Dorking town is just a short walk away with direct transport links to London.





Ground Floor

Total floor area 44.2 m² (476 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

welcome to

Church Gardens, Dorking

- One bedroom apartment in the centre of town
- Open plan living
- Benefits from communal outside space
- Short walk to Meadowbank park, Dorking's High Street and transport links
- Modern kitchen and bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 653.00

Ground Rent: 120.00

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.

£190,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102126



Property Ref:
DRK102126 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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