



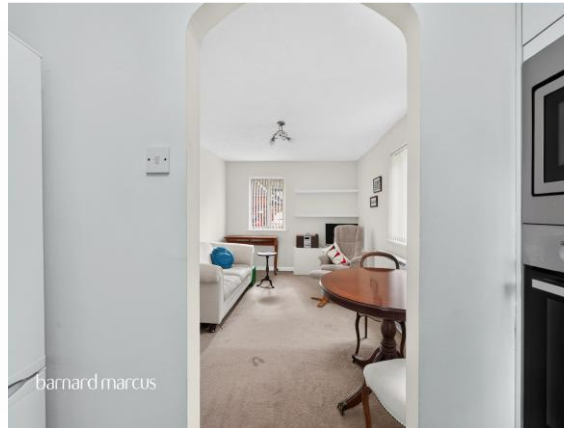
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Bartholomew Court, South Street, Dorking RH4 2EN

welcome to

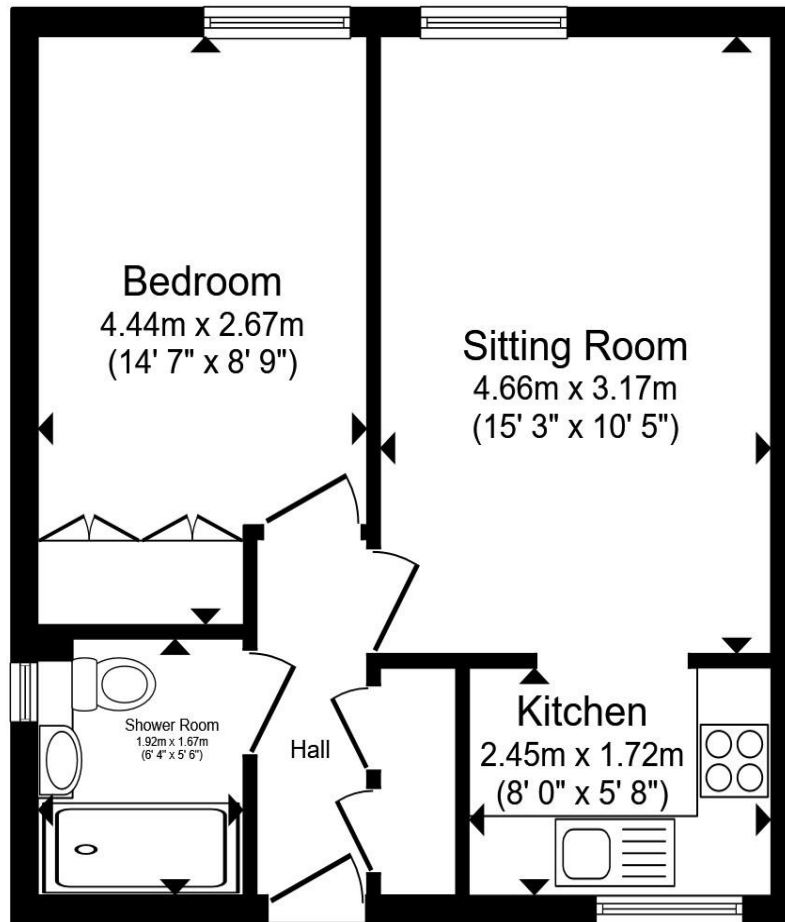
Bartholomew Court South Street, Dorking

This well-presented one-bedroom retirement property, available to residents aged 60 years and over, forms part of the popular Bartholomew Court development, ideally situated within easy reach of Dorking town centre and its excellent range of shops, cafés and amenities. Positioned within attractive communal grounds, the apartment enjoys a bright and airy feel throughout and offers approximately 414 sq. ft. of accommodation. The ground floor property comprises a generous sitting room with pleasant outlooks over the communal gardens, a fitted kitchen with a range of wall and base units, ample work surfaces and space for appliances, a spacious double bedroom with built-in wardrobes, and a well-appointed shower room. Additional storage is provided by useful hallway cupboards. Bartholomew Court is a popular retirement development offering excellent resident facilities, including a welcoming communal lounge where residents can enjoy a range of social activities and events. Situated within "The Cottage", a separate four-flat building set apart from the main Bartholomew Court development, the property enjoys a more individual setting and benefits from a communal patio area for the enjoyment of residents. There is also a guest suite available to book for visiting friends and family, beautifully maintained communal gardens, and residents' and visitors' parking.



For added peace of mind, the development benefits from an on-site House Manager and a 24-hour emergency call system with pull cords located throughout the cottage. Dorking lies on the edge of the stunning Surrey Hills Area of Outstanding Natural Beauty, providing easy access to beautiful countryside walks while remaining well connected to local transport links and everyday conveniences. The property is conveniently located within a short walk of Lidl, a pharmacy, Dorking Medical Practice, local bus services and other essential amenities.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 38.5 m² (414 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


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Bartholomew Court South Street, Dorking

- One-bedroom retirement property for the over 60s
- Ground floor flat
- Bright and spacious sitting room with garden outlook
- Double bedroom with fitted wardrobes
- Popular development with communal lounge, gardens and guest suite
- Conveniently located close to Dorking town centre and local amenities
- Residents parking
- Close to Dorking high street

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B 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

£150,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102025



Property Ref:
DRK102025 - 0003

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.

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.



barnard marcus



01306 882148



dorking@barnardmarcus.co.uk



238 High Street, DORKING, Surrey, RH4 1QR



barnardmarcus.co.uk