



 **Seymours**

MARKHAM ROAD, CAPEL
GUIDE PRICE £129,950





NO ONWARD CHAIN Situated in the sought-after village of Capel, this well-presented, purpose-built ground floor studio apartment offers bright, comfortable living with the added benefit of allocated parking. Ideally located within walking distance of local shops, bus stops, and miles of beautiful countryside, this property is perfect for first-time buyers, downsizers, or investors alike.

The accommodation features an inviting entrance hall with a handy storage cupboard, leading to a modern kitchen fitted with sleek cabinetry, electric hob with oven, a washing machine and space for a freestanding fridge freezer. The generous living/bedroom area enjoys a lovely outlook over the attractive communal gardens, with ample space for a bed and seating area. A contemporary shower room completes the property, featuring a stylish white suite, a large walk-in shower and a linen closet for additional storage.



Outside

To the side of the property is allocated parking for one car. The peaceful South-West facing communal gardens offer a space to entertain and relax with a large area of lawn bordered by mature hedging for added privacy.

Lease Information

The property is Leasehold with 950 years remaining. The service charge is £1,804 per year and there is no ground rent payable. The service charge includes communal maintenance, cleaning and buildings insurance. Full information is available upon request. PLEASE NOTE: NO PETS ARE ALLOWED

Council Tax & Utilities

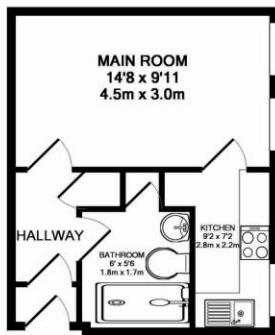
The council tax band is B. The property is connected to mains electricity, water and drainage. The property features a FTTC internet connection.



Location

Capel village offers everything for day to day needs and includes a pub, shops, post office, Church, Village Hall, petrol station, doctors (with pharmacy), school and recreation ground. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria, respectively. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. For further information please see the village website www.capelvillage.co.uk/about-capel-village.

VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD. Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



TOTAL APPROX. FLOOR AREA 264 SQ.FT. (24.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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