



Flat 1, Franklin House Parsonage Square, Station Road, Dorking, Surrey, RH4
1G1

Asking Price £265,000



- MODERN GROUND FLOOR APARTMENT
- GENEROUSLY SIZED ONE BEDROOM
- CONTEMPORARY LIVING AREA
- ALLOCATED PARKING FOR ONE CAR
- OFFERED WITH NO ONWARD CHAIN
- DORKING TOWN CENTRE
- MODERN BATHROOM WITH TWIN BASINS
- INTEGRATED KITCHEN/DINING AREA
- COMMUNAL RESIDENTS' OUTDOOR AREA
- IDEAL FIRST TIME BUY OR DOWNSIZE

Description

Situated on Parsonage Square, just a short walk from Dorking High Street, this stylish and inviting, one-bedroom ground-floor apartment forms part of the beautifully converted Franklin House. Combining period character with contemporary interiors, the property offers stylish and comfortable accommodation in a convenient town-centre location.

The apartment benefits from an abundance of natural light, with large sash windows enhancing the sense of space and creating a bright and welcoming atmosphere. The living room opens into a modern open-plan kitchen and dining area, fitted with a range of integrated appliances and providing a versatile space for both entertaining and everyday living.

The generous bedroom features built-in wardrobes and French doors opening onto a private paved area, providing a pleasant spot to enjoy some fresh air. The contemporary bathroom is finished to a high standard and includes a stylish double-sink vanity unit.

Further benefits include allocated parking for one car, a storage area within the basement and access to a large communal paved terrace, offering an additional outdoor space for residents to enjoy. The property is also offered with no onward chain, making it an appealing option for those seeking a straightforward move.

With its combination of contemporary style and excellent town-centre convenience, this superb apartment would make an ideal purchase for a first-time buyer or those looking to downsize without compromising on quality or location.

Situation

Franklin House is ideally positioned on Parsonage Square, just a short walk from the heart of Dorking. The town centre offers an excellent selection of independent shops, boutiques and cafés alongside well-known retailers including Waitrose, Sainsbury's and Marks & Spencer. There is also a diverse choice of restaurants, coffee shops, traditional pubs and other everyday amenities, all within easy reach.

Beyond the town centre, Dorking is surrounded by the beautiful Surrey Hills countryside, offering exceptional opportunities for walking, cycling and enjoying the outdoors. Box Hill, Leith Hill, Ranmore Common, Norbury Park and Holmwood Common are all within easy reach, while the nearby Denbies Wine Estate, England's largest vineyard, provides a popular destination for visitors and residents throughout the year.

Dorking also offers a strong range of cultural and leisure facilities, including the art deco Dorking Halls, with its theatre and cinema, and Dorking Sports Centre, which provides a wide range of sporting and recreational facilities. The town is served by three railway stations, providing convenient connections to London, Guildford and destinations to the south. With the convenience of the town centre on the doorstep and the Surrey Hills countryside close by, Franklin House provides an excellent base from which to enjoy both the amenities and lifestyle that Dorking has to offer.

Tenure

Leasehold

EPC

D

Council Tax Band

B

Lease

125 Years from 2014

Service Charge

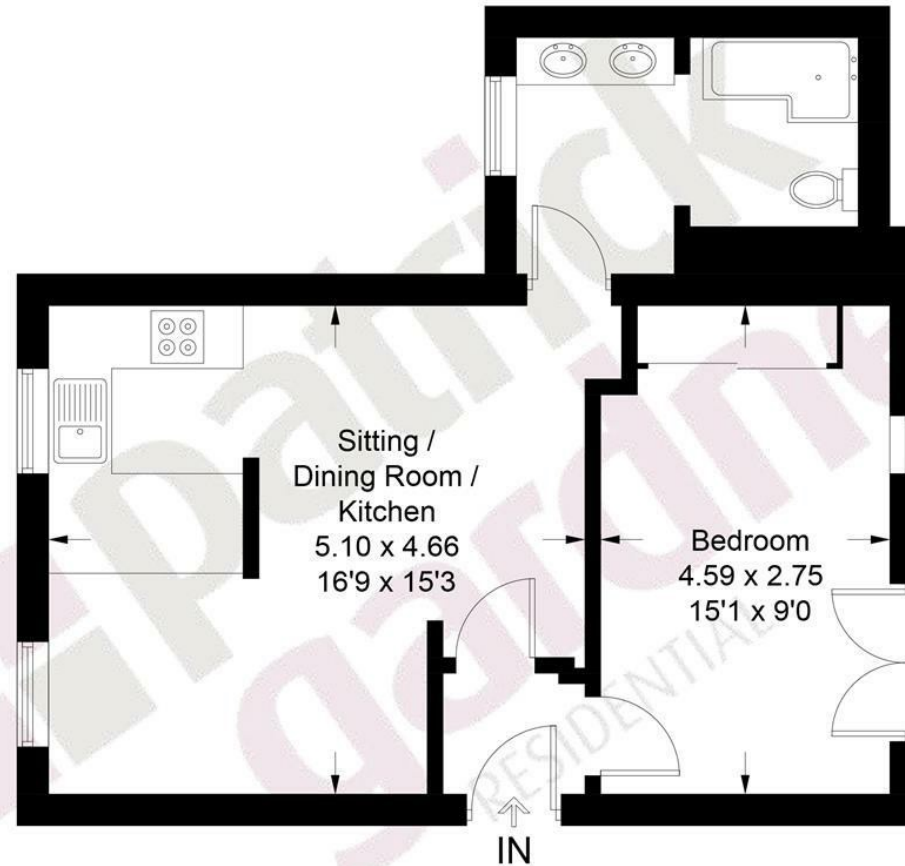
£3,078

Ground Rent

£300



Approximate Gross Internal Area = 45.8 sq m / 493 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1339191)

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