



NORTH STREET, DORKING
GUIDE PRICE £160,000





A fantastic one-bedroom first-floor apartment, ideally located in the centre of Dorking, just a short walk from train stations, shops and amenities. Offered to the market with no onward chain and fully renovated throughout, this property makes an ideal first-time purchase or investment opportunity.

Set within Gunn Court, this Grade II listed apartment is accessed via a communal hallway, with stairs leading up to a private entrance hall. Once inside, a long and welcoming hallway draws you into the bright and spacious open-plan kitchen/dining/living area - a thoughtfully designed space with a modern and neutral aesthetic. The kitchen features contemporary cabinetry, ample worktop space, and room for freestanding appliances, while the living/dining area offers space for a small dining table and comfortable seating - ideal for both relaxing and entertaining. The entire space is finished with luxury wood-effect vinyl flooring, adding warmth and character.

Steps lead down to a generous double bedroom, complete with built-in storage and plenty of room for additional furniture. A large alcove offers the perfect spot for a home office space, ideal for remote working. Completing the accommodation is a sleek and modern shower room, fitted with a wall-mounted sink, WC and shower enclosure.

With its prime location, stylish finish, and chain-free status, this is a superb opportunity for buyers looking to enjoy or invest in the heart of Dorking.

Please note the property underwent a full refurbishment in 2022 following a minor domestic fire and has since been beautifully restored to a high standard.

Leasehold

The property is leasehold with 105 years remaining on the lease. There is no service charge payable, however the property is required to pay 25% of all costs associated with maintenance of the property. The ground rent is £100 payable annually. In addition, the owner pays annual building insurance of £504.

Council Tax & Utilities

This property falls under Council Tax Band C. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

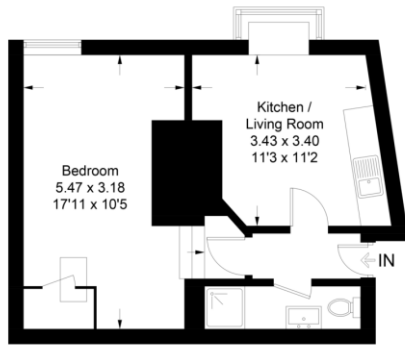
Location

The property is situated in the centre of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St. Paul's and St. Martin's at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

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.

Old Gun Court, RH4

Approximate Gross Internal Area = 37.8 sq m / 407 sq ft



First 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 complete bearings before making any decisions reliant upon them. (021179679)

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

CONTACT

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