

15 Green Yard Vincent Walk, Dorking, Surrey, RH4 2FZ

Price Guide £362,000









- 2 BEDROOM GROUND FLOOR APARTMENT
- SHARE OF FREEHOLD
- MASTER ENSUITE
- TWO STYLISH TILED BATHROOMS
- EASY REACH OF TRANSPORT LINKS
- OPEN PLAN LIVING
- ALLOCATED PARKING
- NEW BUILD WARRANTY
- MODERN HIGH END KITCHEN
- LOW SERVICE CHARGE

Description

SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT

Plot 15 is a generously sized two-bedroom apartment located on the ground floor of the highly regarded Green Yard development in Dorking. The apartment features a large open-plan kitchen/living area, a spacious principal bedroom, a comfortable double second bedroom, and a separate bathroom.

The property benefits from a new build warranty, offering peace of mind and an allocated parking space. Ideally located just moments from Dorking's town centre, with the train stations within walking distance, and easy access to Gatwick Airport and the M25.

* Some photos are indicative

Situation

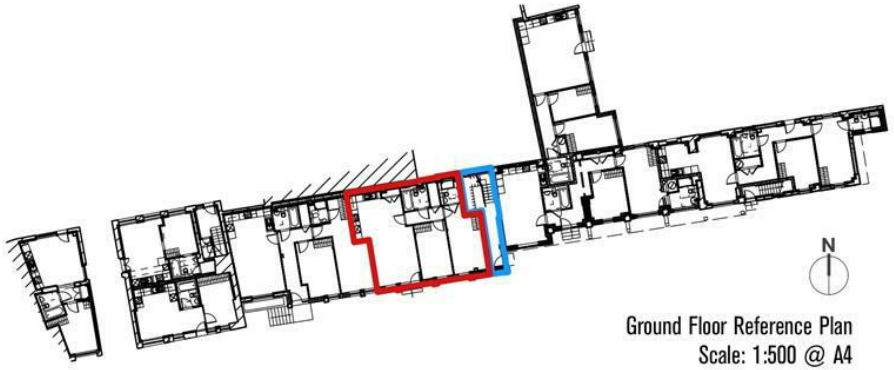
With the perfect blend of contemporary elegance and timeless charm, the apartments in Green Yard provide the ideal sanctuary for those seeking comfort, style and convenience. Green Yard is set within an enviable location in the heart of Dorking, and within walking distance of the stunning landscapes of the Surrey Hills. There is a unique blend of rural tranquillity and urban sophistication, with Dorking being both a vibrant and charming town that combines rich history with contemporary amenities. An array of restaurants, supermarkets and leisure centre providing entertainment for everyone.

Tenure	Leasehold - Share of Freehold
EPC	C
Council Tax Band	D
Lease	Share of Freehold
Service Charge	£950 per annum
Ground Rent	Peppercorn

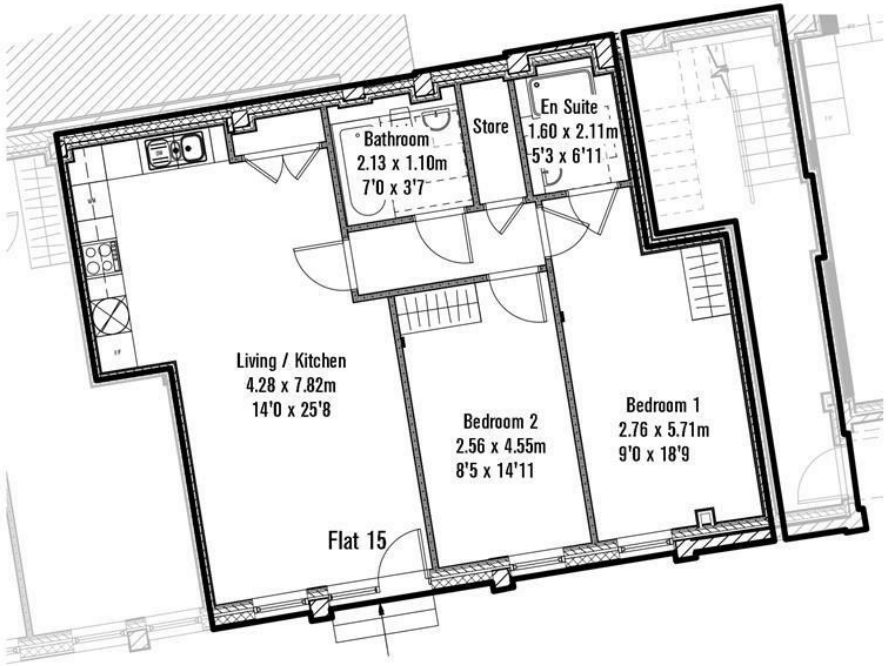








Ground Floor Reference Plan
Scale: 1:500 @ A4



Flat 15 Green Yard,
Vincents Walk,
Dorking, Surrey
RH4 2FZ

Note - All dimensions given are approximate and should be checked at the propoerty before placing any reliance upon them. Exact opening positions, partition placing and detail may vary slightly from construction, so should be checked at the propoerty before making decisions reliant upon them.

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