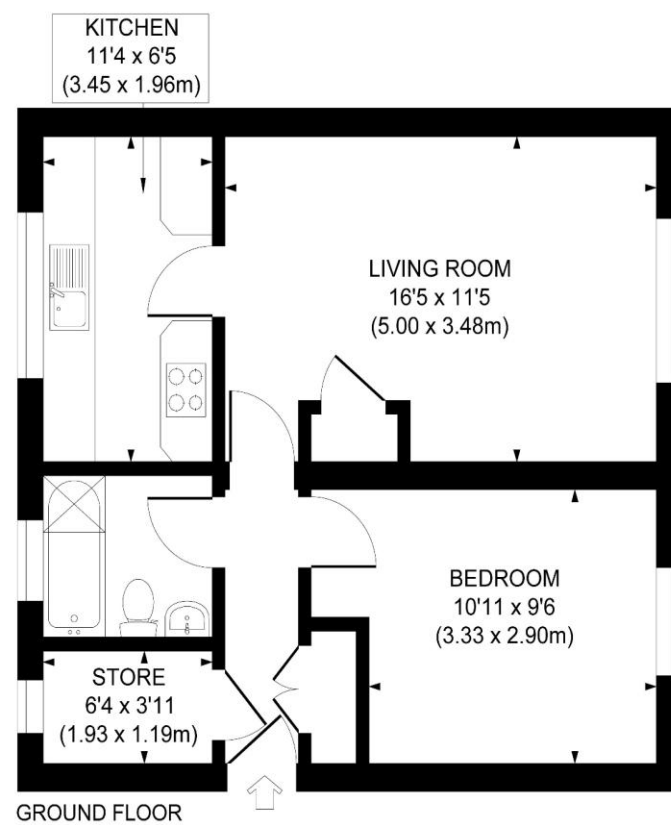




Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: B

Approximate Gross Internal Area
514 sq. ft / 47.70 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

54 Holmesdale Road, North Holmwood
Surrey, RH5 4HT

A 1 bedroom ground floor apartment situated within easy reach of the village centre and offered for sale with NO ONWARD CHAIN.

THE PROPERTY

In our opinion this good size apartment would now benefit from a programme of modernisation and re-decoration but once complete could make an ideal first time buyers purchase. Currently the accommodation includes a living room/dining room with a large double glazed window to front aspect and laminate flooring. In addition there is a separate kitchen with a range of eye and base level units, a double bedroom, family bathroom and a useful store room. Other benefits include communal gardens and on road parking.

Lease: 125 Years from 5.3.2012
Maintenance: TBC
Ground Rent: TBC
NB: All services/appliances have not and will not be tested"



SITUATION

The property is located within easy reach of North Holmwood village which provides a local shop, village green and pond overlooking St Johns Church as well as access to Holmwood Common a beautiful stretch of National Trust Land. Dorking town centre lies less then 2 miles to the North providing a good range of shops, cafes, restaurants and Leisure facilities. Dorking mainline station provides direct services into London Victoria and Waterloo in approximately 54 minutes. The area also enjoys good links to London & the South Coast with the M25 junction 9 within 10 miles giving good motorway access to both Heathrow and Gatwick airports.

