

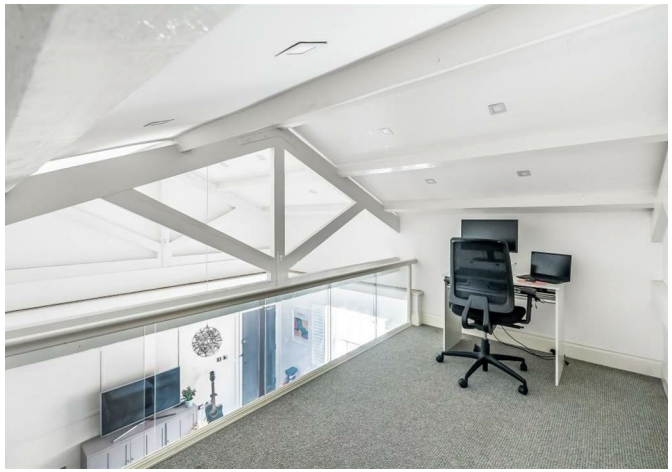
Flat 3, Kian Court Ansell Road, Dorking, RH4 1QN

Guide Price £375,000









- MODERN TWO BEDROOM APARTMENT
- ALLOCATED PARKING
- OPEN PLAN KITCHEN/LIVING/DINING
- CLOSE TO MAINLINE STATION
- BONUS MEZZANINE FLOOR
- PRIME LOCATION
- SUPERBLY PRESENTED
- TWO DOUBLE BEDROOMS
- STYLISH BATHROOM
- ENTRY PHONE SYSTEM

Description

This beautifully presented two-bedroom first-floor apartment is offered to the market in excellent condition throughout, combining stylish contemporary living with well-designed and versatile accommodation. Ideally situated within close proximity to Dorking town centre, the property further benefits from allocated parking and an impressive mezzanine level overlooking the main living space, currently utilised as a home office.

The accommodation centres around a spacious open-plan sitting, dining and kitchen area, creating an inviting and sociable space ideal for both everyday living and entertaining. The modern kitchen is fitted with a comprehensive range of base and matching eye-level units, complemented by an excellent selection of integrated appliances, including a fridge/freezer, dishwasher, washing machine and built-in oven with induction hob. Stylish herringbone flooring flows throughout the principal living area and into the dining space, adding a contemporary finish.

A particularly attractive feature of the apartment is the bonus mezzanine level overlooking the sitting area. Enjoying a vaulted ceiling and glass balustrade, this versatile space is currently arranged as a home office but offers excellent potential to suit a variety of individual requirements.

Both bedrooms are well-proportioned, with the principal bedroom measuring approximately 12'0 x 10'2 and benefiting from generous built-in wardrobes. The accommodation is completed by a contemporary, fully tiled bathroom, fitted with modern sanitaryware and a bath with shower over.

Externally, the development is accessed via a secure entry phone system. Residents further benefit from an allocated parking space, communal areas and a designated bin store.

An excellent opportunity to acquire a stylish and versatile apartment in a convenient Dorking location.

Situation

Dorking is a friendly and bustling market town, situated in the heart of the Surrey Hills and the North Downs way. The High Street is full of local, independent stores as well as national supermarkets including Waitrose, Sainsbury's and Marks & Spencer.

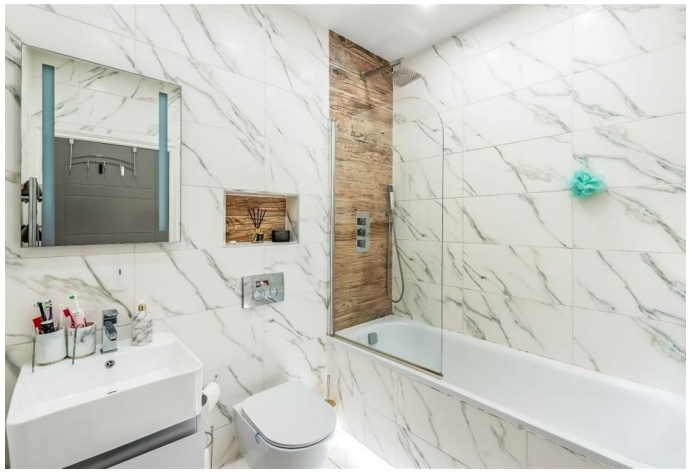
The countryside surrounding Dorking, part of the Surrey Hills National Landscape, is some of the most stunning that the UK has to offer and can be reached within minutes from the town. On its doorstep is the famous Box Hill, the stunning landscapes and woodlands of Leith Hill, Norbury Park, Ranmore Common and Holmwood Common.

Situated on the outskirts of Dorking, is Denbie's Wine Estate, England's largest vineyard and the town itself is well-served for music and culture by the art deco Dorking Halls, home of the Leith Hill Music Festival, and for sports and leisure activities, by the Dorking Sports Centre.

In and around the town there are several excellent state schools, including St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school, and secondary education with the Ashcombe and the Priory C of E.

For the commuter, the nearby Dorking mainline stations offer regular services to London Waterloo, London Victoria, Guildford, Reigate, Gatwick and beyond. Junction 9 of the M25 (approximately eight miles) and junction 8 (approximately ten miles) provide convenient access to the national motorway network. Gatwick and Heathrow airports are approximately thirteen and twenty-five miles away respectively, by local roads or the M25, which can be accessed at Junctions 8 or 9 (Reigate or Leatherhead).

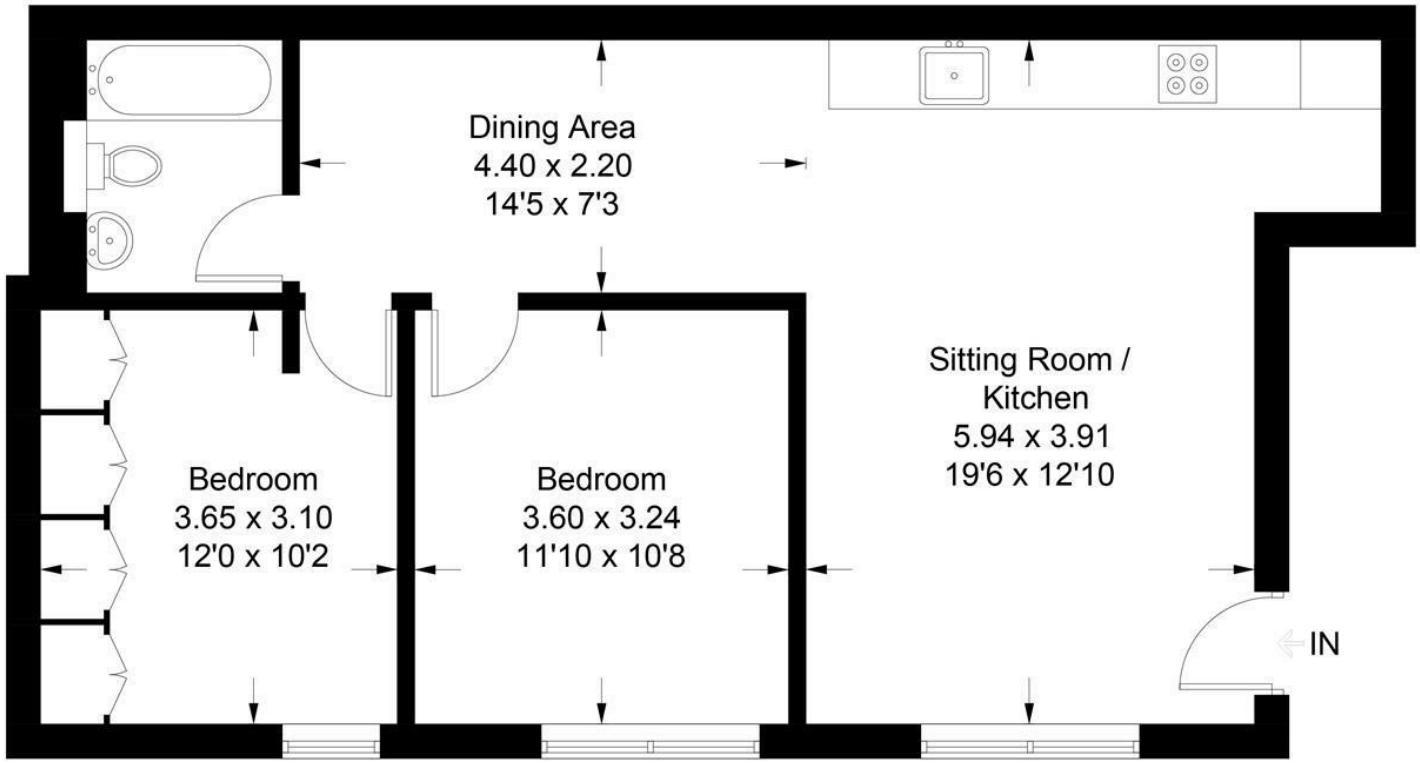
Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	125 Years from 1st January 2020
Service Charge	£2,500 Per Annum T.B.C
Ground Rent	£250 P.A (escalates every 25 years)







Approximate Gross Internal Area = 64.1 sq m / 690 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. (ID853544)

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