



Holmesdale Road, North Holmwood Dorking RH5 4HT



welcome to

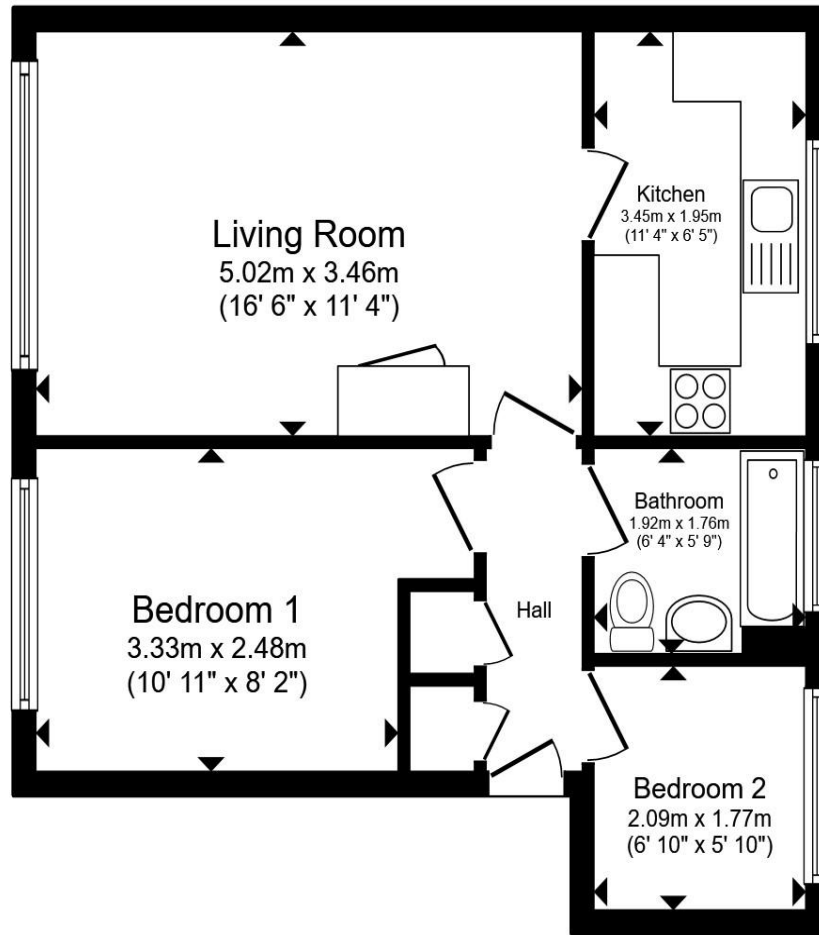
Holmesdale Road, North Holmwood Dorking

This two bedroom ground floor apartment, is the perfect "first time buy" for a small family or the first step on the property ladder. Presented in excellent condition and ready to move into. Located in one of the more popular locations in Dorking.

Presented to a high standard, all living accommodation flows directly from the entrance hallway. The property comprises of a spacious lounge / dining room, leading directly into the kitchen.

The property comprises of a spacious lounge / dining room, leading directly into the kitchen. The fitted kitchen is located to the front of the property, with an integral oven, with space for fridge, freezer, washing machine and dishwasher. Plenty of work surface space, eye and base level cupboards. The two bedrooms lead directly from the entrance hallway, the master double bedroom offers plenty of space for wardrobes, the second bedroom a single room or perfect home office.





Total floor area 47.0 m² (506 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Holmesdale Road, North Holmwood Dorking

- Spacious two bedroom ground floor apartment located to the South of Dorking Town.
- Lounge/dining room
- Separate Kitchen
- Unrestricted on-road parking
- Client Suited

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 759.04

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£215,000



view this property online [barnardmarcus.co.uk/Property/DRK102147](https://www.barnardmarcus.co.uk/Property/DRK102147)



Property Ref:
DRK102147 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01306 882148



dorking@barnardmarcus.co.uk



238 High Street, DORKING, Surrey, RH4 1QR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

Please note the marker reflects the
postcode not the actual property