



9 Peters Wood, Capel, Dorking, RH5 5EY

Price £199,950



- GROUND FLOOR APARTMENT
- LOCATED IN POPULAR VILLAGE OF CAPEL
- IDEAL FIRST PURCHASE
- CLARION HOUSING ASSOCIATION
- NEW 125 YEAR LEASE
- TWO DOUBLE BEDROOMS
- GOOD PROPORTIONS THROUGHOUT
- SUITABLE FOR INVESTOR
- CHAIN FREE PURCHASE
- REQUIRES SOME COSMETIC UPDATING

## Description

Set in the tranquil cul-de-sac of Peters Wood, Capel, Dorking, this charming ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. Offered with no onward chain, this purpose-built flat boasts two well-proportioned bedrooms and a spacious lounge measuring an impressive 14'5" by 10'4".

The generous layout of the apartment provides ample space for comfortable living, with a large lounge that invites natural light, creating a warm and welcoming atmosphere. The kitchen, while in need of some redecoration, offers the potential to be transformed into a delightful culinary space tailored to your taste.

As part of the Clarion Housing Association, the property benefits from a reliable management structure, ensuring peace of mind for residents. The location is ideal for those seeking a quiet retreat while still being within easy reach of local amenities and transport links.

This flat is priced to sell, making it an attractive option for those looking to invest in a property with great potential. With a little imagination and effort, this apartment can be turned into a lovely home in a sought-after area. Don't miss the chance to view this promising property in the heart of Capel.

## Situation

Located in the ever popular village of Capel within walking distance of the local shops, school, Church & pub. The local station, Ockley & Capel, is within 1 mile and Dorking town centre, with its comprehensive range of facilities is within approx. 6.5 miles.

The surrounding area offers some superb walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill, Headley Heath and the Surrey Hills all close at hand.

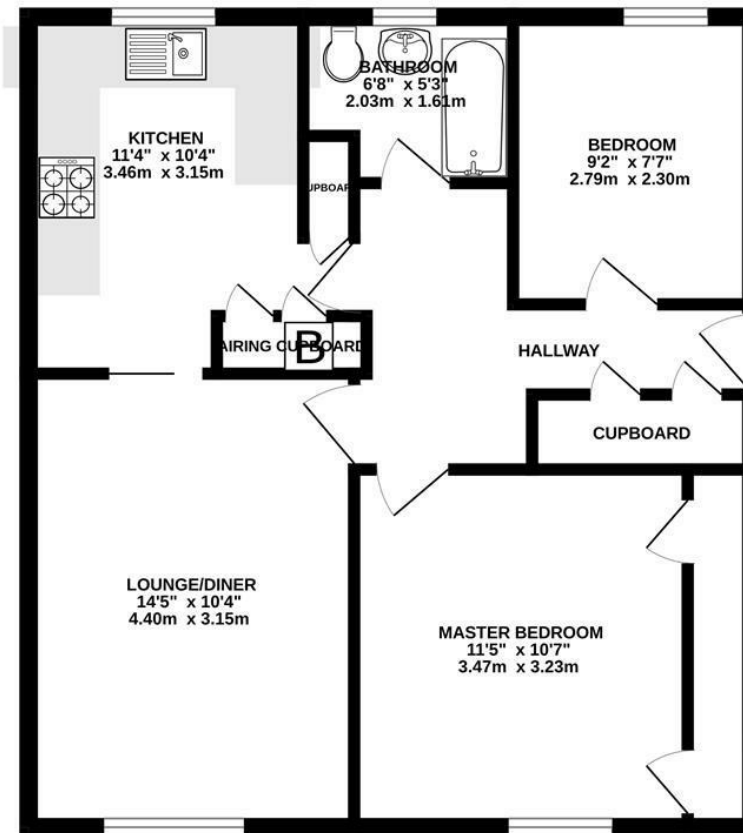
Nearby attractions include the Hannah Peschar Sculpture Gardens in Ockley, the nature reserve at Warnham, the award winning Denbies Wine estate at Dorking, and the National Trust houses and grounds at Polesden Lacey, Standen House and Leith Hill Place, the home of Ralph Vaughan Williams.

The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead with Gatwick airport being approximately 10 miles.

|                         |              |
|-------------------------|--------------|
| <b>Tenure</b>           | Leasehold    |
| <b>EPC</b>              | D            |
| <b>Council Tax Band</b> | C            |
| <b>Lease</b>            | 125 years    |
| <b>Service Charge</b>   | £800.76 p.a. |
| <b>Ground Rent</b>      | £10 p.a.     |



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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