

Vine Court, Chalkpit Lane, Dorking RH4 1AJ

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welcome to

Vine Court Chalkpit Lane, Dorking

Stylish two-bedroom apartment featuring an impressive 26ft open-plan kitchen, living and dining space, complemented by two generous double bedrooms, a modern bathroom and a bright, well-designed layout throughout. Ideal for first-time buyers, downsizers or investors alike.
Spacious & Modern Two-Bedroom Apartment

A well-proportioned and beautifully arranged two-bedroom second-floor apartment, offering bright and contemporary accommodation throughout. The heart of the home is the impressive open-plan kitchen, living and dining room, measuring over 26ft in length, creating a fantastic social space ideal for both everyday living and entertaining.

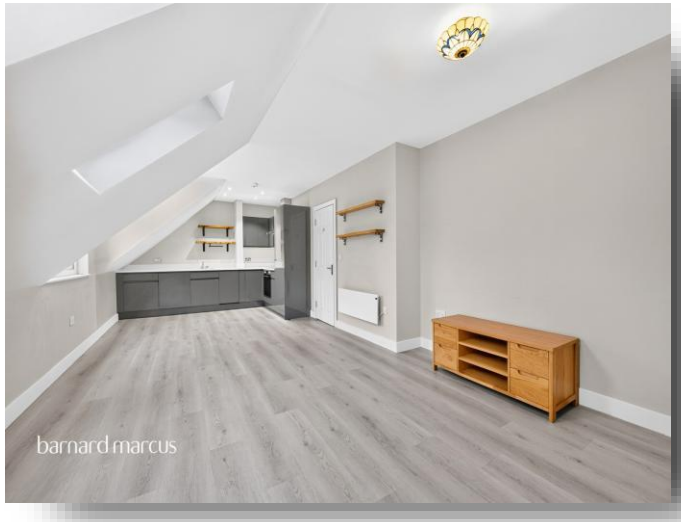
The property benefits from two generous double bedrooms, with Bedroom One measuring 12'10" x 11'5" and Bedroom Two extending to over 13ft in length, providing excellent flexibility for homeowners, professional couples or those seeking a guest room or home office.

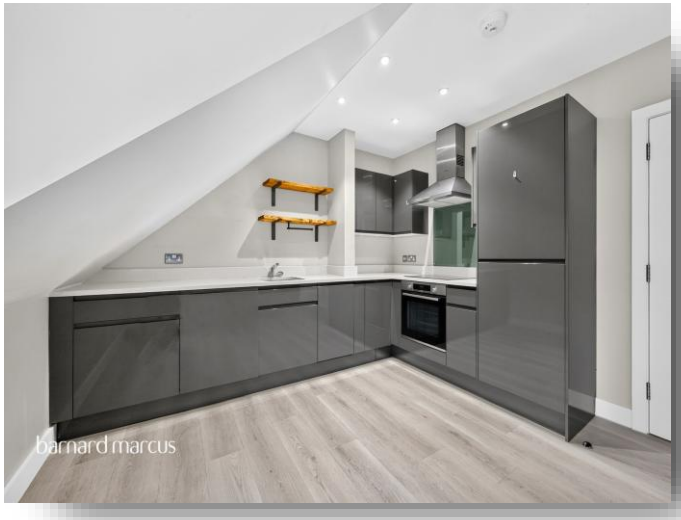
A welcoming central hallway provides access to all rooms, while the modern family bathroom is fitted with a white suite including a bath with shower over. The open-plan kitchen area is thoughtfully designed with ample worktop and storage space, flowing seamlessly into the living and dining areas and creating a light, airy feel.

Perfectly suited to first-time buyers, downsizers and investors alike, this attractive apartment combines generous room sizes with a practical layout, all within a modern and low-maintenance setting.

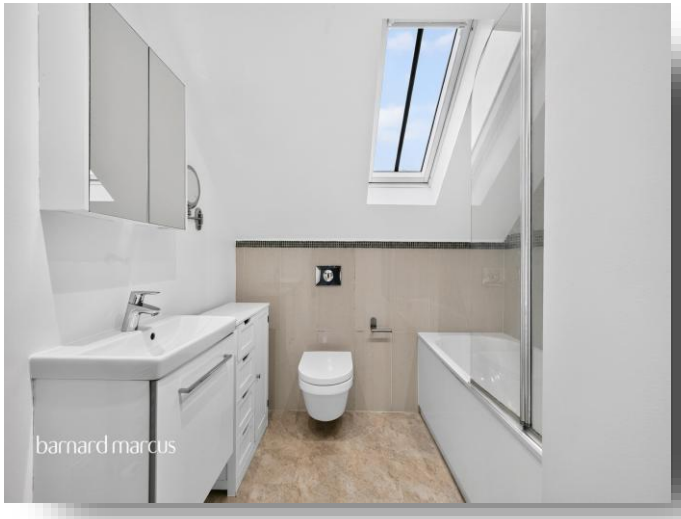
Agent's View "The standout feature of this apartment is undoubtedly the superb open-plan living space. At over 26ft long, it offers the perfect balance of cooking, dining and relaxation space, complemented by two excellent double bedrooms and a practical layout throughout."

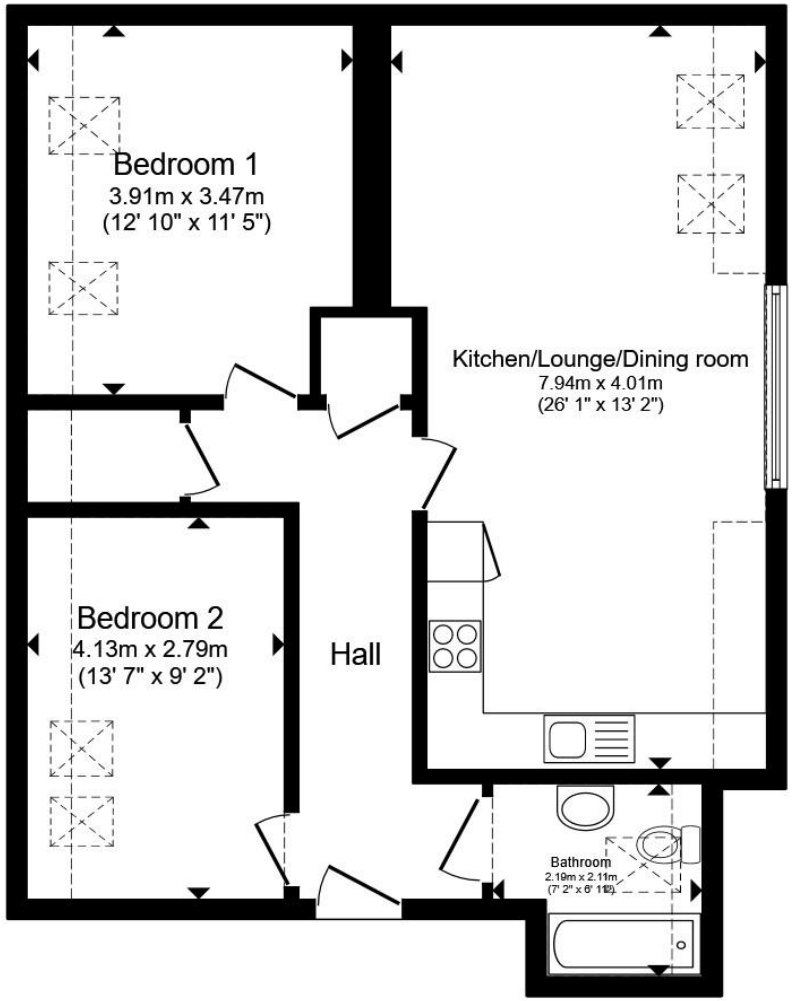
Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











2nd Floor

Total floor area 73.8 m² (794 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

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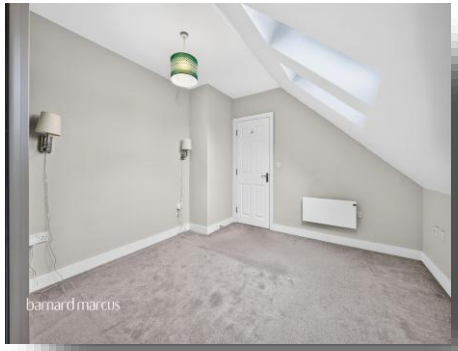
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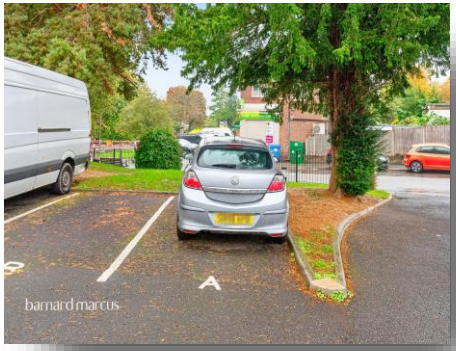
- Large contemporary modern purpose built apartment located within minutes of Dorking town centre and stations.
- No Onward chain
- Spacious open plan living space measuring a noteworthy 26ft
- Well-designed layout with central hallway
- Ideal first-time purchase, investment or downsizer property
- Allocated parking with large Bike shed

Tenure: Leasehold EPC Rating: D
Council Tax Band: D Service Charge: 1492.00
Ground Rent: 250.00
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102245

The Property Ombudsman

Property Ref:
DRK102245 - 0003

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.

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