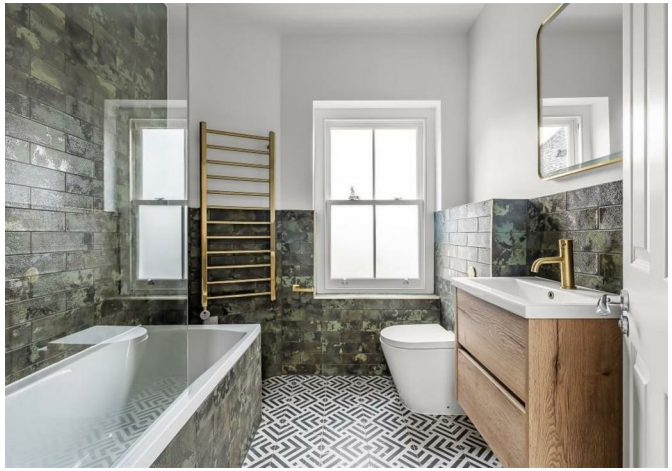


Flat 2, 51 High Street, Dorking, Surrey, RH4 1AW

Price Guide £325,000









- BEAUTIFUL MODERN APARTMENT
- TOWN CENTRE LOCATION
- NEW CONVERSION
- CHARACTER FEATURES
- CLOSE TO MAINLINE TRAIN STATIONS
- TWO DOUBLE BEDROOMS
- GRADE II LISTED BUILDING
- UTILITY ROOM
- HIGH SPECIFICATION
- 10 YEAR ICW STRUCTURAL DEFECT WARRANTY

Description

Nestled in the vibrant heart of Dorking, this fully refurbished two-bedroom apartment offers a unique blend of modern living and historic charm. Set within a stunning Grade II listed building, the property is presented in immaculate condition and has been finished to an exceptionally high standard throughout.

The shaker style kitchen is well thought out providing ample storage and an integrated fridge freezer, electric hob and oven. With direct access to the generously sized lounge, it is a great place to entertain and relax. Two double bedrooms with built in storage and a beautifully appointed bathroom. There is also an added bonus of a utility area.

This property is being sold with no onward chain, allowing for a smooth and straightforward purchase process. Furthermore, it comes with a 10-year structural defect warranty, providing peace of mind for the new owner.

With its prime location on the High Street, residents will enjoy easy access to a variety of local amenities, shops, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. This exquisite apartment is a rare find and presents an excellent opportunity for first-time buyers or investors alike.

N.B. As a new home, a reservation form will need to be completed and a £1,000 reservation fee paid.

Situation

Central to Dorking Town Centre with its excellent range of shops, including Waitrose, Marks & Spencer, Waterstones and Boots, the town also benefits from many superb restaurants, coffee shops and well-regarded pubs. The popular Dorking Halls offers a theatre, cinema and sports centre, and Meadowbank Park is moments away with a vast range of recreational facilities.

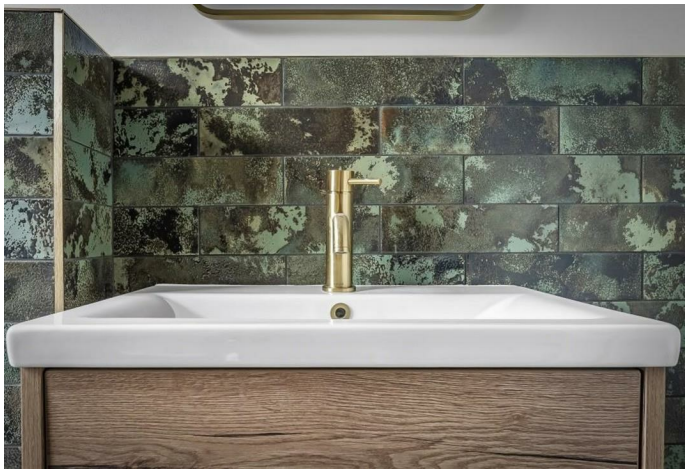
To the north of the town is Denbies, which is the UK's largest vineyard, offering brewery tours, restaurants and some wonderful countryside walks. Areas of Outstanding Natural Beauty are also close by including Box Hill and the stunning Surrey Hills, again offering wonderful countryside to enjoy and explore.

Dorking Mainline Station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction, with a journey time of approximately 55 minutes. There are two further stations in the town, Dorking Deepdene & Dorking West providing services to Guildford, Reigate, Gatwick and beyond. The M25 can be accessed at J9 Leatherhead and J8 Reigate.

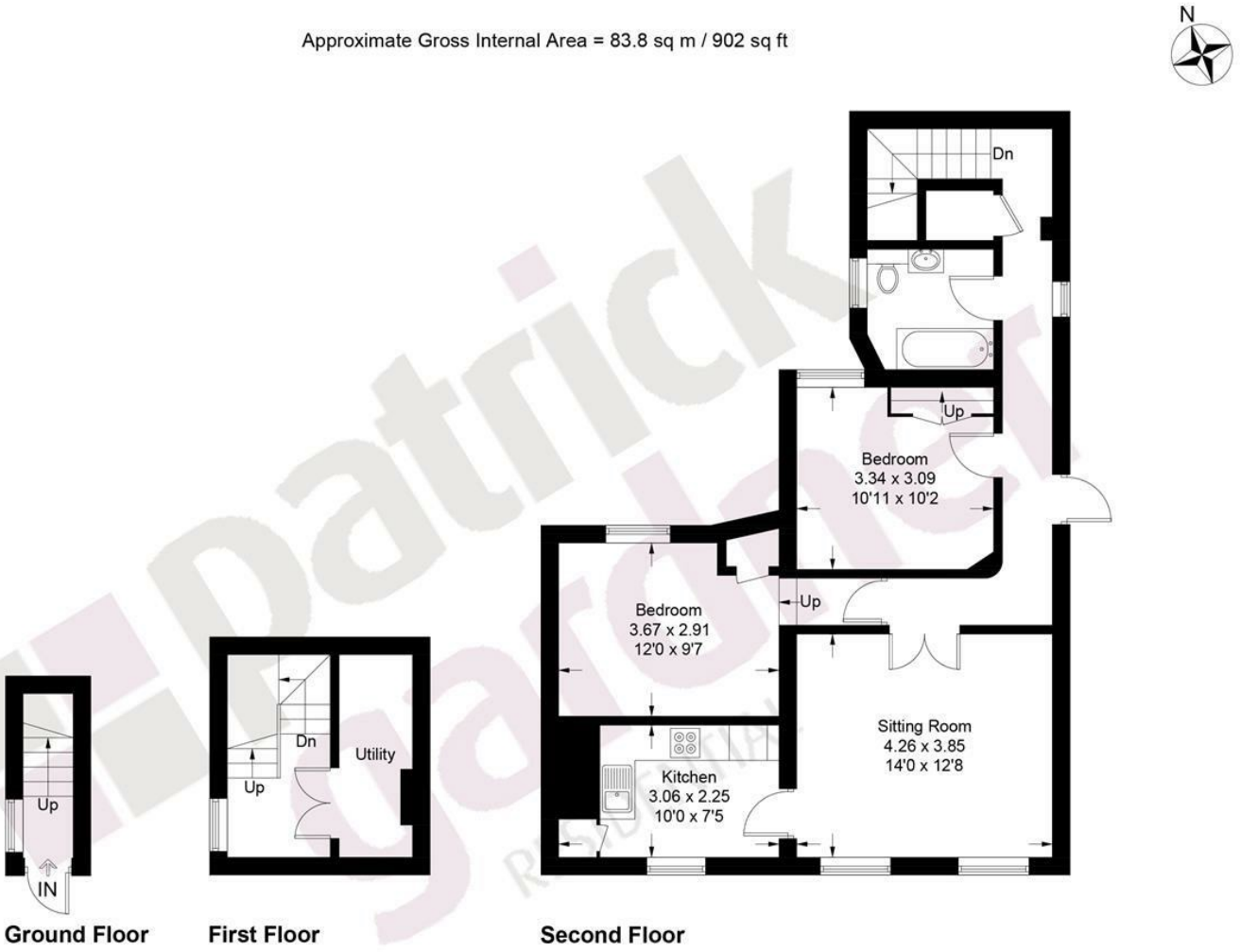
Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	999 Years
Service Charge	TBC
Ground Rent	TBC







Approximate Gross Internal Area = 83.8 sq m / 902 sq ft



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. (ID1266785)

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