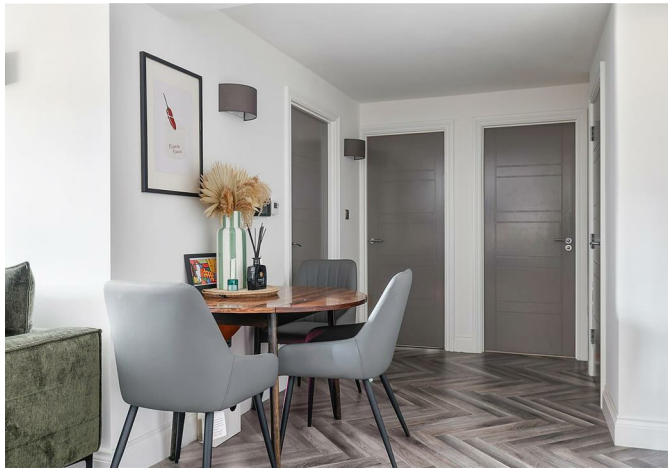


1 Kian Court Ansell Road, Dorking, Surrey, RH4 1QN

Price Guide £325,000









- MODERN GROUND FLOOR APARTMENT
- OPEN PLAN RECEPTION AREA
- HIGH SPECIFICATION
- PRIME LOCATION
- AMBIENT MOOD LIGHTINHG AND INTERGRATED BLUETOOTH SPEAKERS
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- ALLOCATED PARKING
- REMAINDER OF BUILD WARRANTY
- NO ONWARD CHAIN

Description

This stunning two double bedroom ground floor apartment is presented in show home order throughout. Situated in a quiet location and yet only moments from Dorking town centre, further benefits include allocated parking and the remainder of a build warranty.

Accommodation comprises of a large open plan sitting/dining/kitchen area that is a real feature of the home and provides a great space to entertain. The modern kitchen includes a large selection of base units with matching eye level cupboards. There is an abundance of integrated appliances such as a fridge/freezer, dishwasher, washing machine and built in oven with induction hob. To the rear of the property are two spacious double bedrooms. The master bedroom (12'6 x 10'3) benefits from built in wardrobes. The second bedroom is another spacious room and could be adaptable to suit individual needs. The modern bathroom is fully tiled with a walk-in double shower, twin vanity unit with two hand basins and heated towel rail.

Further features include fitted plantation shutters, stylish herringbone floor coverings to the main reception area, integrated blue tooth speakers and feature mood lighting throughout. Externally the property is approached via an entry phone system and benefits from allocated parking for one car, a bin store and communal area with seating.

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).

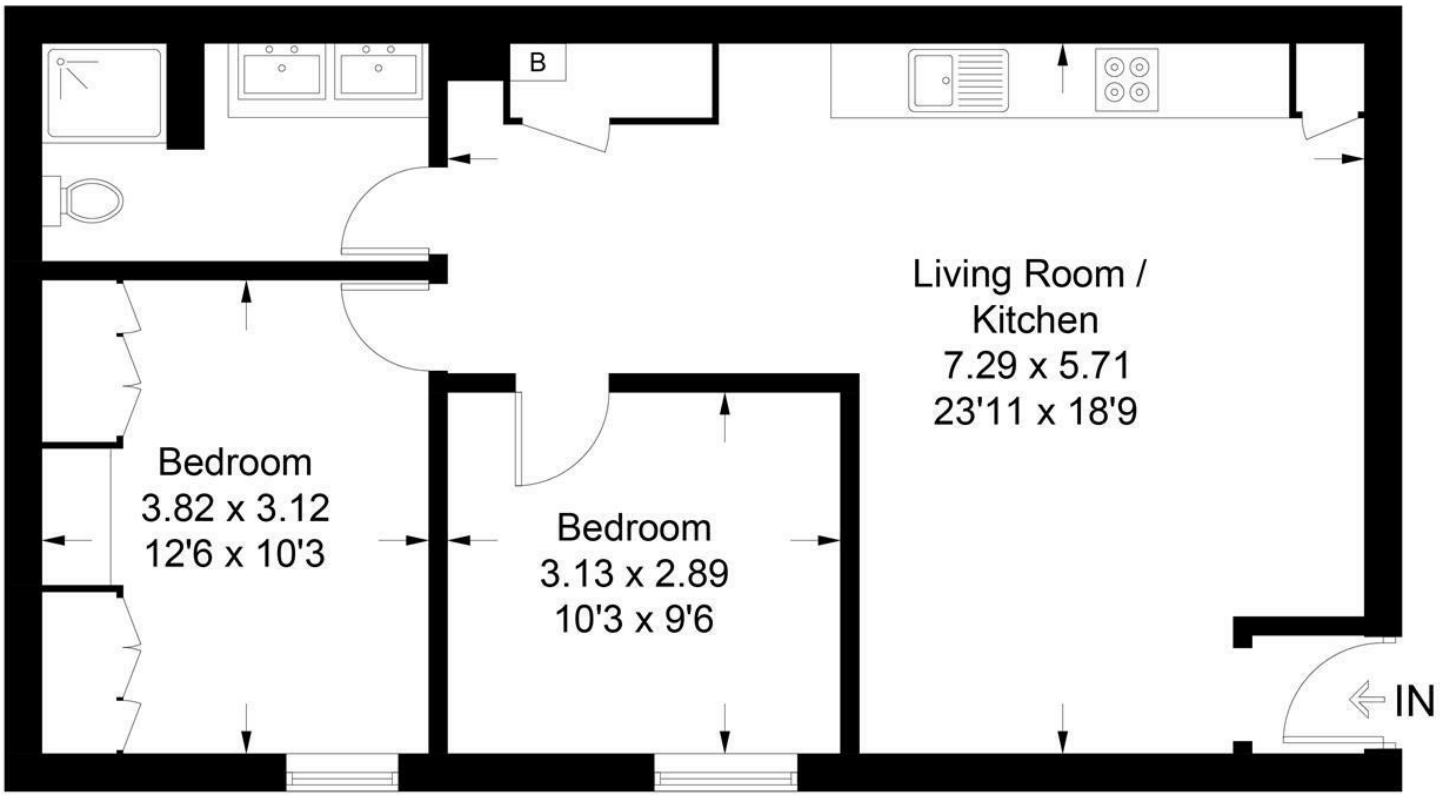
Tenure	Leasehold
EPC	E
Council Tax Band	C
Lease	125 Years from 1st January 2020
Service Charge	£2745 Per Annum (including water rates)
Ground Rent	£250 Per Annum (Doubling every 25 years)







Approximate Gross Internal Area = 60.5 sq m / 651 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. (ID1005075)

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