



**patrick  
gardner**  
RESIDENTIAL

6 Church Court Church Street, Dorking, RH4 1DS

Price Guide £285,000



- TWO DOUBLE BEDROOMS
- SUPERB LOCATION
- SITTING ROOM
- GAS CENTRAL HEATING
- CLOSE TO TOWN AND MAINLINE STATION
- SECOND FLOOR APARTMENT
- MODERN KITCHEN
- WONDERFUL VIEWS
- TWO BATHROOMS
- NO ONWARD CHAIN

## Description

Situated in a popular and sought after residential no through road moments from Dorking High Street is this spacious two-bedroom second floor apartment. Enjoying breathtaking views of the surrounding countryside, further benefits include a family bathroom and separate shower room and the property is to be sold with no onward chain.

Accommodation briefly comprises of a formal with feature fireplace surround and superb views of Ranmore in the distance. The kitchen is well presented and enjoys a selection of base units with matching eye level cupboards. Both bedrooms are a generous size and are service by a bathroom and separate shower room. The master bedroom enjoys double aspect views.

Externally there is a pleasant courtyard with a selection of well stocked flower beds. A few resident parking bays are available on a 'first come, first serve basis'. Resident parking permits are also available, details can be found here - <https://www.molevalley.gov.uk/parking-roads-transport/parking-permits/>

## Situation

Located in the heart of the town and as such, is within a short walking distance to all of the facilities provided in Dorking. Waitrose, Marks & Spencers and Sainsbury's offer a fine selection of food shopping including other national and local shops, pubs and restaurants.

The nearby Dorking Halls and Sports centre provide various entertainment and exercise facilities including a cinema.

The immediate area provides some of the county's finest walking, cycling, and riding countryside as highlighted in the Tour of Britain cycling events. Box Hill, Ranmore, Leith Hill and the Surrey Hills are all accessible.

The M25 can be accessed at Junctions 8 & 9, Reigate and Leatherhead. Gatwick Airport is approximately 12 miles away.

Train stations at Dorking Mainline and Deepdene provide access to both London Victoria and Waterloo, Guildford, Gatwick and towards the South and West of the country.

**Tenure**

Share of Freehold

**EPC**

C

**Council Tax Band**

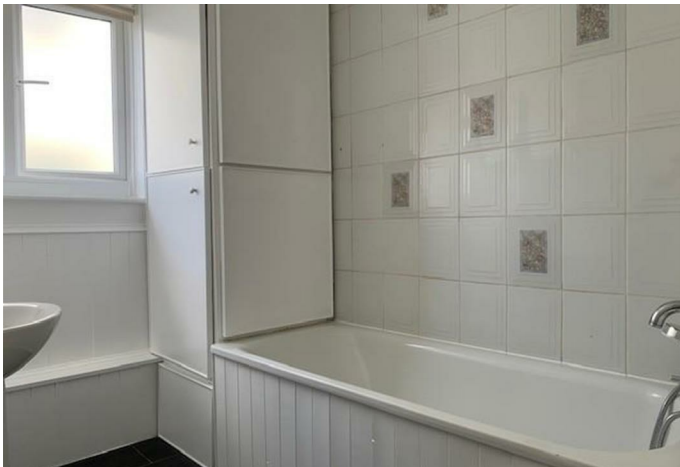
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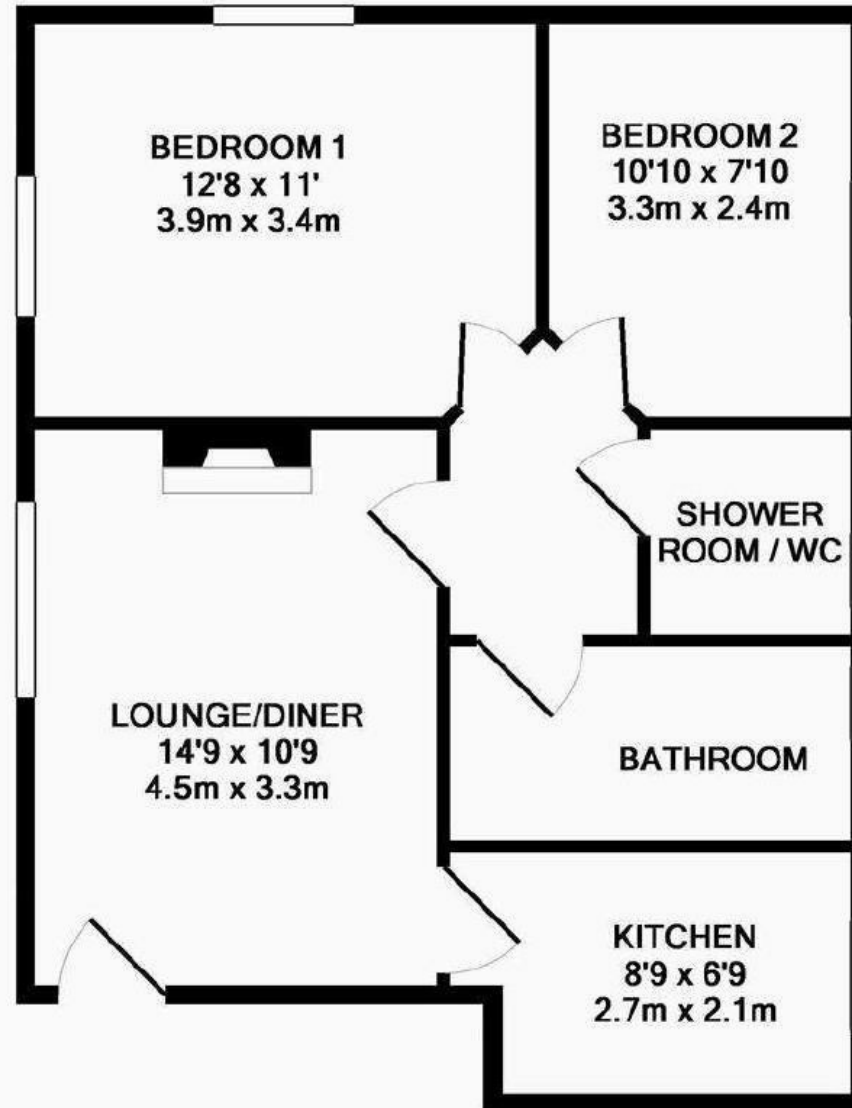
**Lease**

999 Years from 25 December 1990

**Service Charge**

£88 Per Month





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