



Flat 1, 53 High Street, Dorking, RH4 1AW

Price Guide £250,000



- OUTSTANDING ONE BEDROOM APARTMENT
- NEW CONVERSION
- HIGH SPECIFICATION
- UTILITY ROOM/WALK IN WARDROBE
- 10 YEAR STRUCTURAL DEFECT WARRANTY
- 651 SQ FT OF ACCOMMODATION
- TOWN CENTER LOCATION
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- STUNNING BATHROOM
- NO ONWARD CHAIN

## Description

Nestled in the vibrant heart of Dorking, this fully refurbished one-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.

A particular feature of this apartment is the spacious open plan kitchen, living, and dining area, measuring an impressive 19'10 x 13'6. This inviting space is perfect for both entertaining guests and enjoying quiet evenings at home. The kitchen is thoughtfully designed, providing both functionality and style, making it a delightful area for culinary pursuits.

The apartment also boasts a beautifully appointed bathroom, separate utility room and a walk in wardrobe to the master bedroom.

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.



## 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.

Dorking offers a wide selection of excellent local schools for all ages, including St Martins, St Josephs, Powell Corderoy and St Paul's C of E primary schools and The Priory C of E and The Ashcombe secondary schools, all within easy walking distance.

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

TBC

### Council Tax Band

TBC

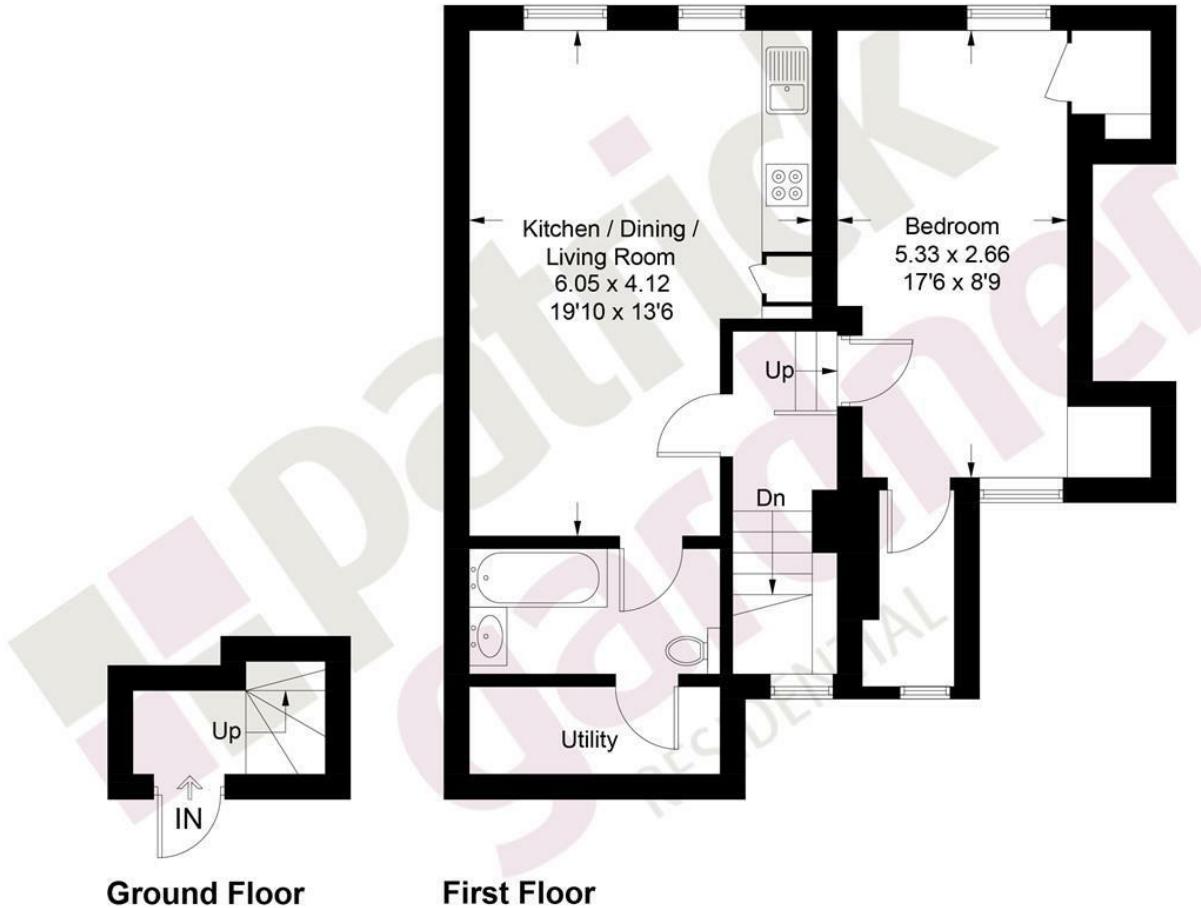
### Lease

999 Years TBC

### Service Charge

TBC

Approximate Gross Internal Area = 60.5 sq m / 651 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. (ID1266784)

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