

12 St. Martins Mews, Dorking, Surrey, RH4 1DP

Price Guide £275,000









- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- ONE ALLOCATED PARKING SPACE
- RECENTLY INSTALLED PVCU DOUBLE GLAZED WINDOWS
- GATED DEVELOPMENT
- GENEROUS LOUNGE/DINER
- "JACK AND JILL" DOORS INTO BATHROOM
- LOCATED MOMENTS FROM HIGH STREET
- NO ONWARD CHAIN

Description

This attractive modern home is situated in a sought after private and gated development moments from Dorking High Street. Enjoying bright and spacious accommodation arranged on the ground floor further benefits include a generous reception room, fitted kitchen, double bedroom, bathroom and allocated parking to the front elevation.
Accommodation comprises a generous open plan reception room providing access to the kitchen, bedroom and the bathroom with "Jack and Jill" doors from the hall and the bedroom. The lounge (18'3 x15'09) is a particular feature of the home with a square recess with windows showing views to the front and a window to the rear elevation overlooking a section of the communal lawned garden. The fitted kitchen includes a limited selection of base units with matching eye level cupboards and a selection of integrated appliances, including a gas hob, electric oven and extractor fan. There is plumbing for a washing machine, (which will be included). The double bedroom is set to the rear of the apartment enjoying plenty of natural light.

Externally there is a pretty stepped border with railings and hedges. A single allocated parking space is directly in front of the property.
Conveniently, to the side of the development, is a small lawned communal garden with pedestrian access provided through to the High Street.

The apartment has been updated and presented in excellent cosmetic condition, with recently installed white pvcu double glazed windows. Beautiful venetian blinds are fitted throughout.

Situation

Situated moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose, Marks & Spencer and Waterstones, along with various restaurants, coffee shops and Michelin star restaurant Sorrel, and a number of well-regarded pubs. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy school. Dorking mainline station offers services to London Victoria and Waterloo, both via Epsom and Clapham Junction (journey time approx. 55 minutes). There are 2 further stations, Dorking Deepdene and Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Denbies Vineyard and Box Hill are just to the north of the town and The Downs and Surrey Hills are also within easy reach.

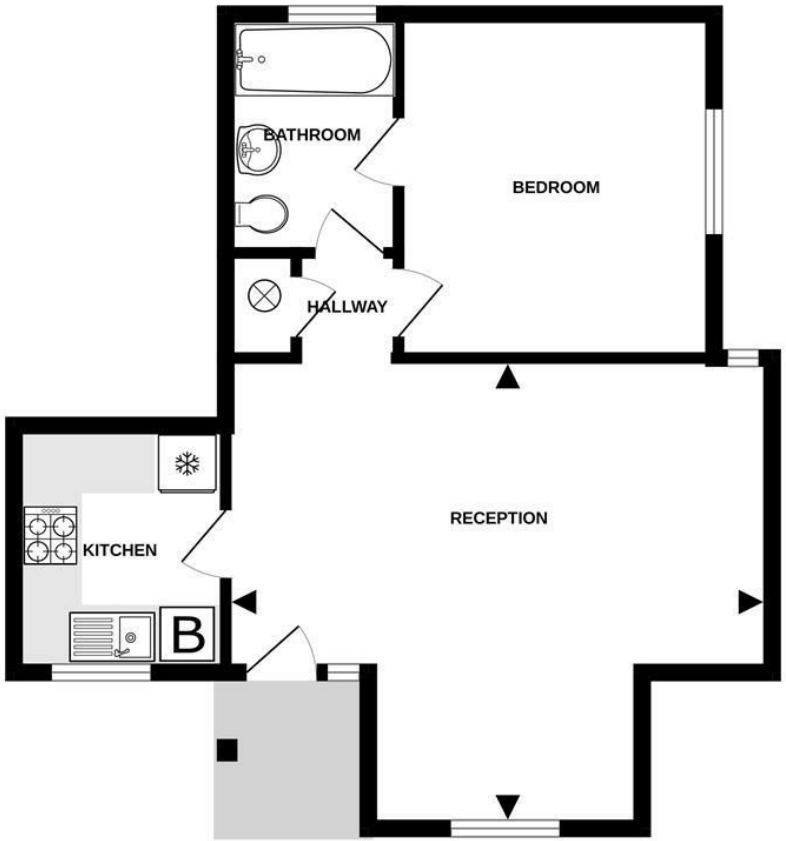
Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	999 years from 1/01/1996
Service Charge	£2,069.20p from Jan 2026
Ground Rent	Peppercorn







GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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