2 Milton Chambers 283 High Street, Dorking, RH4 1RL

Price Guide £275,000

- SPACIOUS TWO BEDROOM APARTMENT
- SUPERB VIEWS
- TWO DOUBLE BEDROOMS
- RECENTLY REDECORATED
- LARGE PRIVATE LOFT SPACE
- TOWN CENTRE LOCATION
- ENTRANCE HALL
- FORMAL LIVING ROOM
- CLOSE TO MAINLINE STATION
- NO ONWARD CHAIN

Description

This attractive double-fronted apartment is situated on Dorking's High Street, within the conservation area and moments from the centre of town and Dorking mainline stations – ideal for the commuters. Enjoying bright and spacious accommodation, the property enjoys wonderful views across Meadowbank Park and Denbies Wine Estate.

Accommodation briefly comprises of two spacious bedrooms, with the rear bedroom enjoying extensive views, a formal reception room with original 1920's fireplace (only decorative), a stylish bathroom and a double aspect kitchen, which enjoys far-reaching views. In addition there is a highly useful larder, plus a deep cupboard with space, and plumbing for washing machine. A noteworthy point is the large loft space, which is accessed from the hall via a retractable ladder. The loft serves as a useful storage area and has good levels of natural light thanks to the two large windows at either end of the loft space.

This apartment has been recently redecorated and is not only a beautiful living space but also a practical choice, as it is being sold with no onward chain, allowing for a smooth and efficient purchase process.

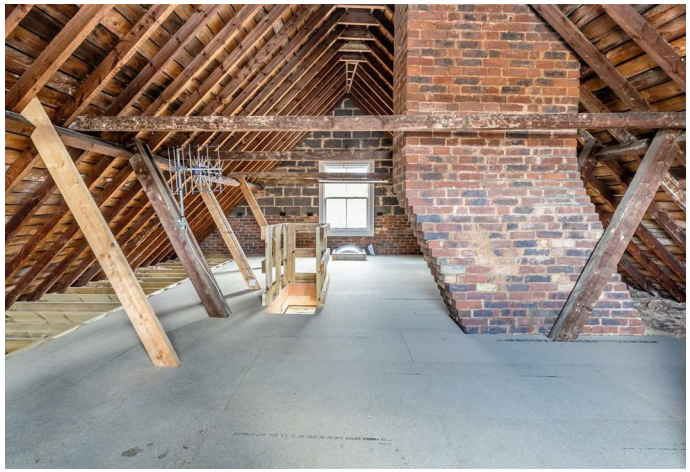
Tenure	Leasehold
EPC	C
Council Tax Band	C
Sinking Fund	£50 Per Month
Ground Rent	Peppercorn
Buildings Insurance	The total premium for the building was, on renewal £1040.24 (November 25), the cost divided three ways between the ground floor office, 1 Milton Chambers and 2 Milton Chambers.

Situation

Milton Chambers is ideally positioned on the High Street in the heart of Dorking. The town centre offers an excellent selection of independent shops, boutiques and cafés alongside well-known retailers including Waitrose, Sainsbury's and Marks & Spencer. There is also a diverse choice of restaurants, coffee shops, traditional pubs and other everyday amenities, all within easy reach.

Beyond the town centre, Dorking is surrounded by the beautiful Surrey Hills countryside, offering exceptional opportunities for walking, cycling and enjoying the outdoors. Box Hill, Leith Hill, Ranmore Common, Norbury Park and Holmwood Common are all within easy reach, while the nearby Denbies Wine Estate, England's largest vineyard, provides a popular destination for visitors and residents throughout the year.

Dorking also offers a strong range of cultural and leisure facilities, including the art deco Dorking Halls, with its theatre and cinema, and Dorking Sports Centre, which provides a wide range of sporting and recreational facilities. The town is served by three railway stations, providing convenient connections to London, Guildford and destinations to the south. With the convenience of the town centre on the doorstep and the Surrey Hills countryside close by, Milton Chambers provides an excellent base from which to enjoy both the amenities and lifestyle that Dorking has to offer.



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