

Flat 2 Kian Court, Ansell Road, Dorking, Surrey, RH4 1QN

Price Guide £280,000









- GROUND FLOOR APARTMENT
- PRIVATE COURTYARD
- BEAUTIFUL FULLY INTEGRATED KITCHEN
- RESIDENT PARKING PERMITS
- COMMUNAL AREA
- SUPERBLY PRESENTED
- LARGE DOUBLE BEDROOM
- PRIME TOWN CENTRE LOCATION
- MODERN FAMILY BATHROOM
- NO ONWARD CHAIN

Description

Nestled on Ansell Road in the charming town of Dorking, this superb ground floor apartment offers a delightful living experience just moments from the vibrant high street. With one spacious reception room, one well-appointed bedroom, and a modern bathroom, this flat is perfect for individuals or couples seeking a comfortable and stylish home.

Converted in recent years to a high specification, the property boasts generous accommodation that maximises both space and light. The contemporary design is complemented by a private courtyard, providing an ideal outdoor area for relaxation or entertaining guests.

This apartment 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. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy the best of Dorking living.

Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also 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 schools all within easy reach.
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.
To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

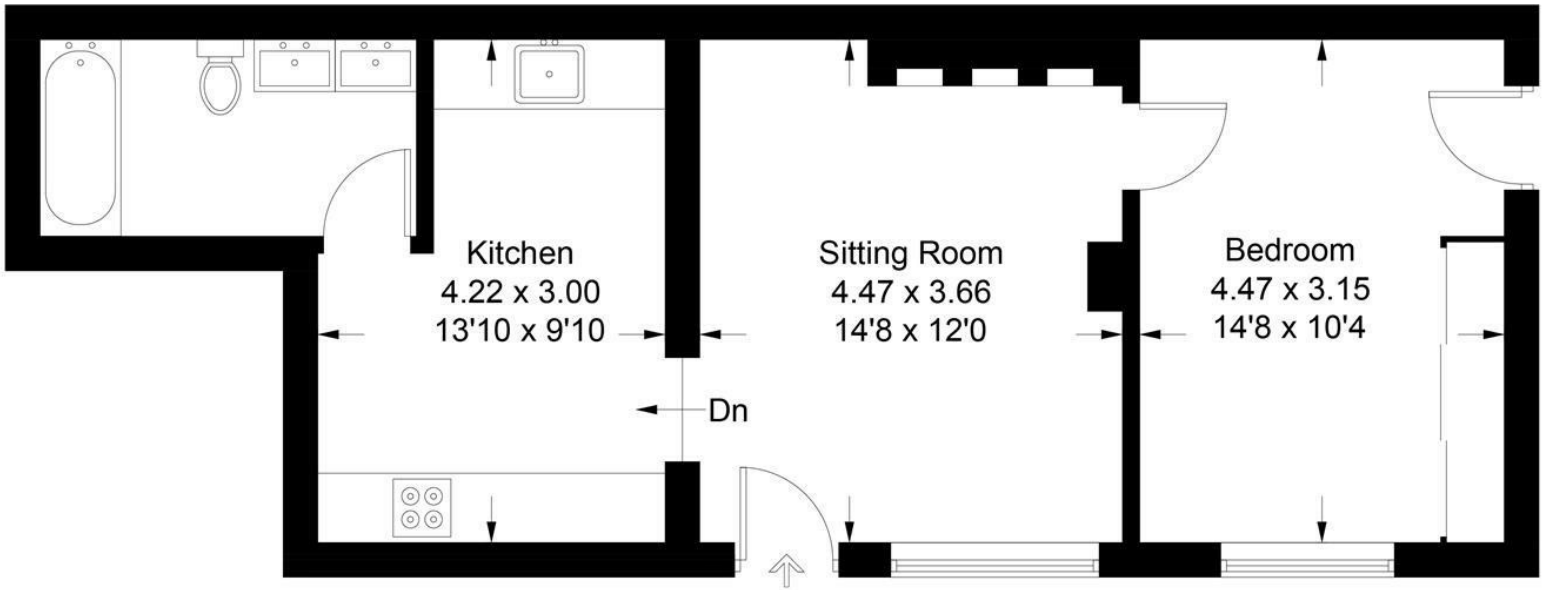
Tenure	Leasehold
EPC	E
Council Tax Band	C
Lease	125 Years from 1st January 2020
Service Charge	£1,600 Per Annum
Ground Rent	£250 Per Annum (Reviewed 2045)







Approximate Gross Internal Area = 48.9 sq m / 526 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. (ID1253105)

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171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

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