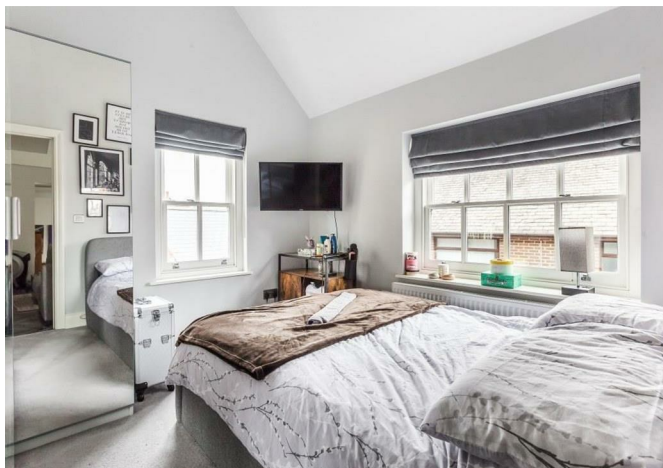




Flat 4 Kian Court, Ansell Road, Dorking, Surrey, RH4 1QN

Price Guide £325,000



- MODERN APARTMENT
- HIGH SPECIFICATION
- FORMAL SITTING ROOM
- ENTRY PHONE SYSTEM
- TOWN CENTRE LOCATION

- RECENTLY RENOVATED
- OPEN PLAN KITCHEN/DINING ROOM
- REMAINDER OF BUILD WARRANTY
- ALLOCATED PARKING
- NO ONWARD CHAIN

Description

This stunning first floor apartment is presented in fantastic order throughout. Located close to Dorking town centre further benefits include allocated parking, far reaching views towards Denbies Vineyard and a 'build warranty'.

Accommodation includes a superb open plan Kitchen/Dining room (13'5 x 19'11). The room is adaptable to suit individual needs and currently comprises of a study area as well as a dining area. The Kitchen enjoys a selection of base units and matching eye level cupboards. Built in appliances include a fridge, freezer, dishwasher and washing machine as well as oven with extractor fan. Steps lead up to a spacious formal sitting room with vaulted ceiling, feature lighting and an original exposed beam. There is also a fireplace surround a real focal point of the room. The double aspect bedroom offers impressive views towards Denbies Vineyard and further storage by way of loft space. The modern bathroom is fully tiled with a modern white suite, heated towel rail and bath with shower over.

Externally the property enjoys a communal area with seating and allocated parking is provided for one car.

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.

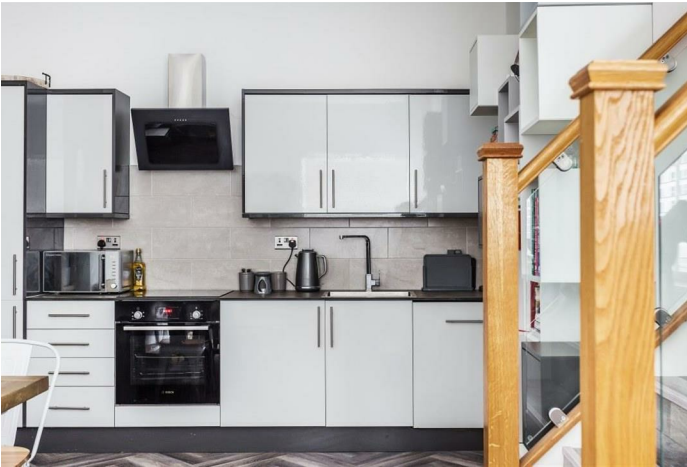
The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

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.

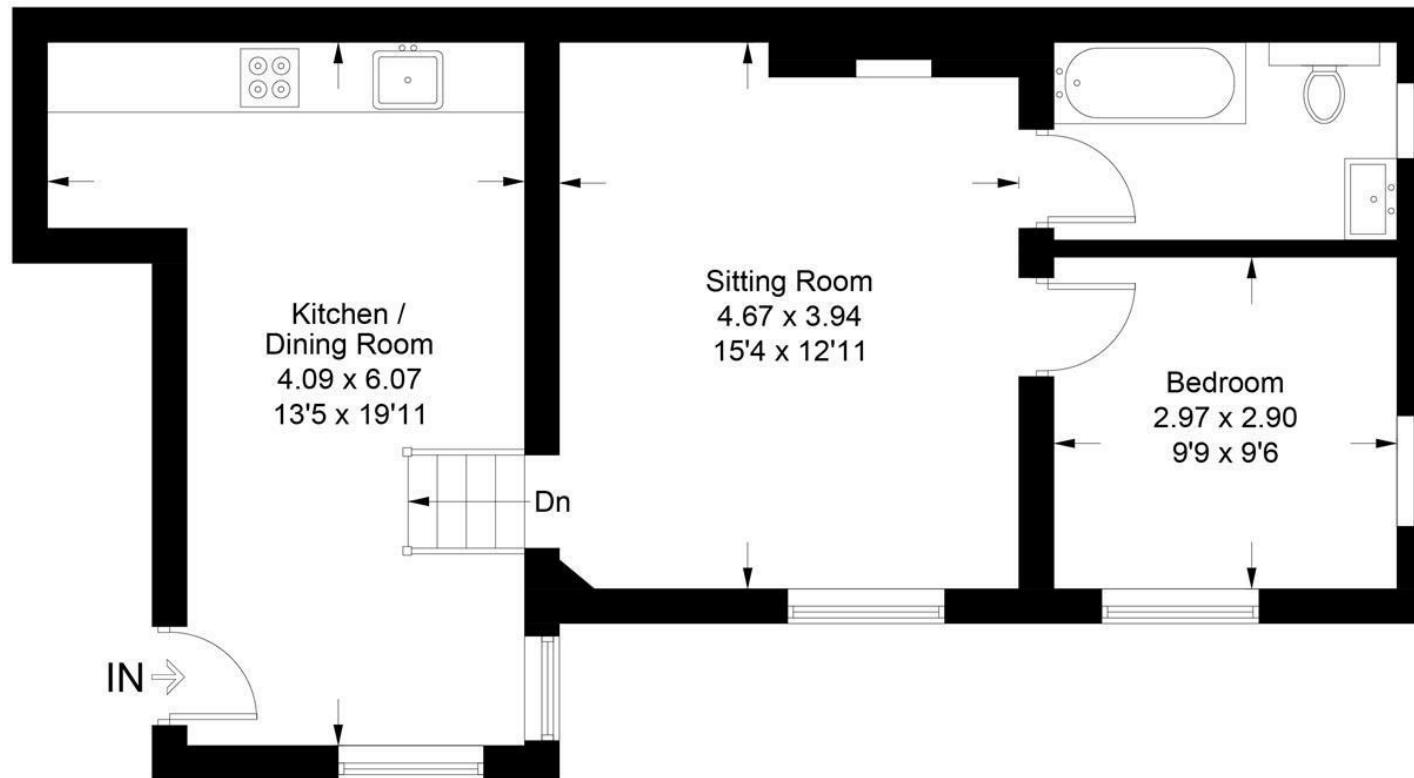
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

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	D
Council Tax Band	C
Lease	125 Years from 1st January 2020
Service Charge	£1,378 Per Annum
Ground Rent	£250 Per Annum



Approximate Gross Internal Area = 54.8 sq m / 590 sq ft



First 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. (ID941299)
www.bagshawandhardy.com © 2023

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

