



8 Deepdene Court Deepdene Avenue, Dorking, Surrey, RH5 4GF

Price Guide £334,950



- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- TWO ALLOCATED PARKING SPACES
- LONG LEASE
- CHAIN FREE
- TWO BATHROOMS
- PRIVATE TERRACE
- COMMUNAL GROUNDS
- VISITOR PARKING
- WARRANTY PROVIDED

Description

Nestled within the prestigious grounds of a Grade II listed park and gardens, this exquisite ground floor two-bedroom, two bathroom apartment offers breath taking views of the surrounding woodland. APARTMENT 8 has an open-plan kitchen, dining, and living area and private terrace.

The contemporary, individually designed kitchen is a masterpiece of elegance, boasting integrated appliances, Silestone Quartz worktops, and sleek handleless cupboards. The main living area is adorned with luxurious Sicilian Oak engineered wood flooring, while the bathroom is a sanctuary of style with its porcelain tiles, polished chrome fittings, heated chrome towel rail, and chic fitted vanity unit. Both double bedrooms are generously sized, carpeted for comfort making this apartment a perfect blend of luxury and tranquility.

Outside, enjoy your own terraced area surrounded by the beautifully maintained communal gardens and serene woodland. Two parking spaces and visitor parking.



Situation

Situated in easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, gastro pubs, coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake. 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 in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision). Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure	Leasehold
EPC	C
Council Tax Band	E
Lease	146 years
Service Charge	£2,031.16
Ground Rent	£0.00

FLAT 8 - DEEPDENE COURT Ground Floor (63 SQ.M, 678 SQ.FT)



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.

