

19 Green Yard Vincent Walk, Dorking, Surrey, RH4 2FZ

Price Guide £365,000



- 2 BEDROOM GROUND FLOOR APARTMENT
- MODERN INTERIORS & HIGH END APPLIANCES
- EASY REACH OF TRANSPORT LINKS
- ALLOCATED PARKING
- RURAL TRANQUILITY AND URBAN SOPHISTICATION
- OPEN PLAN LIVING
- LOCATED IN THE HEART OF DORKING
- SURROUNDED BY THE SURREY HILLS
- 10 YEAR WARRANTY
- 24 MONTH AFTER CARE

## Description

Plot 19 is a generously sized two-bedroom apartment located on the ground floor of the highly regarded Green Yard development in Dorking. The apartment features a large open-plan kitchen/living area, a spacious principal bedroom with ensuite shower room, a comfortable double second bedroom, and a separate bathroom, all finished to a high standard.

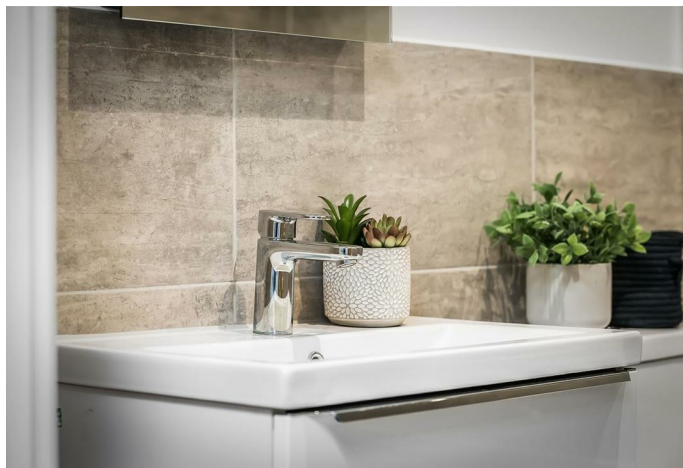
The property benefits from a 10-year build warranty, offering peace of mind and an allocated parking space. Ideally located just moments from Dorking's town centre, with the train stations within walking distance, and easy access to Gatwick Airport and the M25.

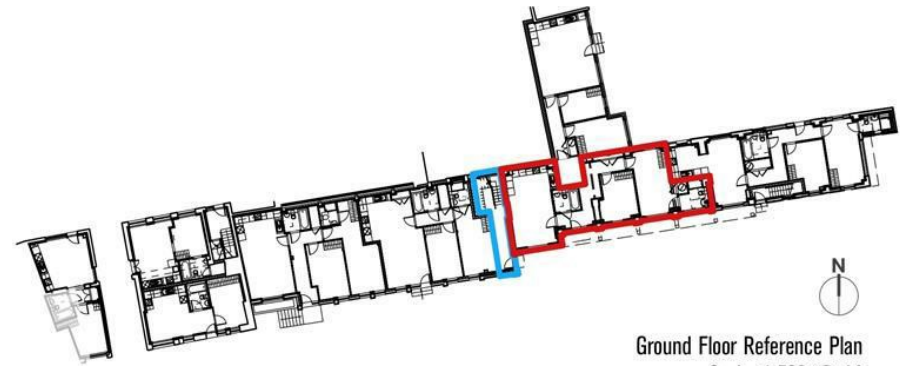
Show Home Available - viewings by appointment

## Situation

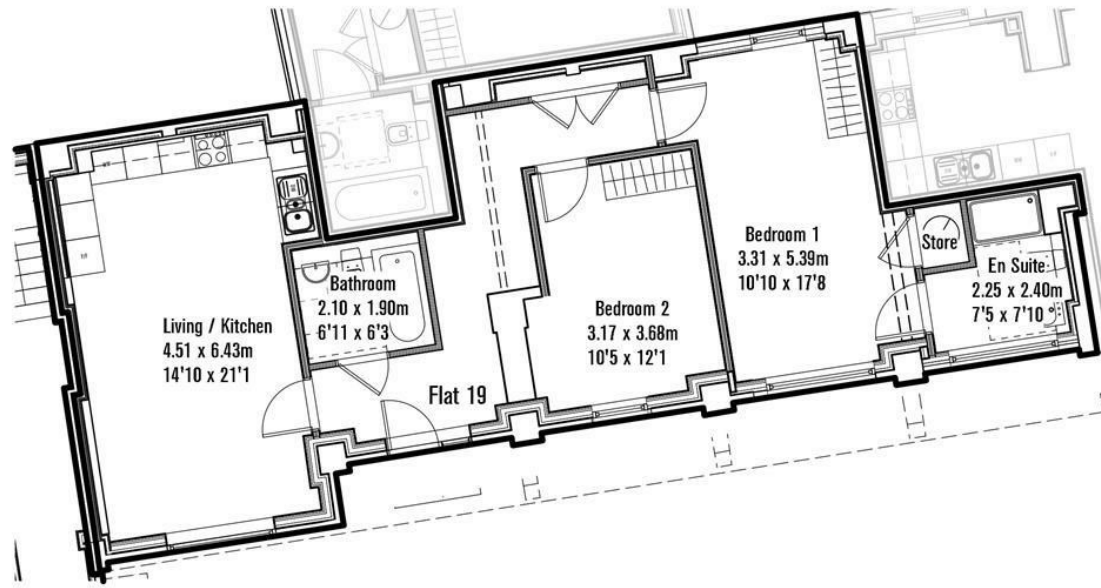
With the perfect blend of contemporary elegance and timeless charm, the apartments in Green Yard provide the ideal sanctuary for those seeking comfort, style and convenience. Green Yard is set within an enviable location in the heart of Dorking, and surrounded by the stunning landscapes of the Surrey Hills. There is a unique blend of rural tranquillity and urban sophistication, with Dorking being both a vibrant and charming town that combines rich history with contemporary amenities. An array of restaurants, supermarkets, theatre, cinema screen and leisure centre provide entertainment for everyone.

|                         |                               |
|-------------------------|-------------------------------|
| <b>Tenure</b>           | Leasehold - Share of Freehold |
| <b>EPC</b>              | C                             |
| <b>Council Tax Band</b> | D                             |
| <b>Lease</b>            | 999 Years Remaining           |
| <b>Service Charge</b>   | £950 P/A                      |
| <b>Ground Rent</b>      | £0.00                         |





Ground Floor Reference Plan  
Scale: 1:500 @ A4



Flat 19 Green Yard,  
Vincent's Walk,  
Dorking, Surrey  
RH4 2FZ

Note - All dimensions given are approximate and should be checked at the property before placing any reliance upon them. Exact opening positions, partition placing and detail may vary slightly from construction, so should be checked at the property before making decisions reliant upon them.

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