



Flat 6 Blenheim House 207 High Street, Dorking, RH4 1RU

Price Guide £274,950



- MODERN APARTMENT
- SEPERATE BONUS ROOM
- HIGH STREET LOCATION
- MODERN KITCHEN AND BATHROOM
- EPC RATED - B
- ONE DOUBLE BEDROOM
- FAR REACHING VIEWS
- FIRST FLOOR
- TELEPHONE ENTRY SYSTEM
- NO ONWARD CHAIN

Description

Nestled in the heart of Dorking, this modern one-bedroom first-floor apartment offers a delightful blend of comfort and convenience. Located on the bustling High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities, all just a stone's throw away.

The apartment boasts a spacious reception room that is perfect for relaxation or entertaining guests. The well-appointed kitchen features modern appliances, ensuring that cooking is a pleasure. The master bedroom is a true highlight, complete with a built-in wardrobe and a charming Juliet balcony that provides far-reaching views, allowing you to soak in the beauty of the surrounding area.

In addition to the main living spaces, this property includes a bonus room, which can be utilised as a study, guest room, or additional storage, catering to your individual needs. The apartment is offered with no onward chain, making it an ideal choice for those looking to move in without delay.

This property presents an excellent opportunity for first-time buyers or investors seeking a stylish and conveniently located home in Dorking, with its modern features and prime location.

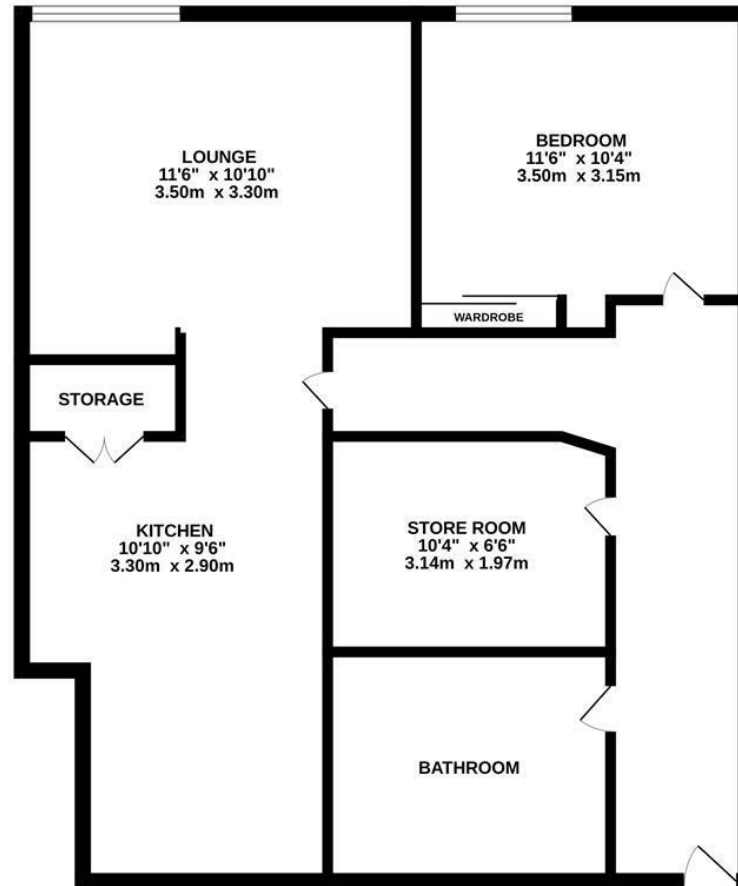
Situation

In the heart 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, 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	B
Council Tax Band	C
Lease	250 Years from April 2019
Service Charge	£1,793.28 Per Annum
Ground Rent	£400 P.A reviewed every 10 Years



1ST FLOOR
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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