



**patrick  
gardner**  
RESIDENTIAL

Flat 3 20 Jubilee Terrace, Dorking, Surrey, RH4 1LE

Price Guide £275,000



- MODERN APARTMENT
- SOUGHT AFTER LOCATION
- HIGH SPECIFICATION
- SHARE OF FREEHOLD
- MODERN BATHROOM
- BEAUTIFULLY PRESENTED
- BUILT IN 2018
- CLOSE TO MAINLINE STATION
- OPEN PLAN RECEPTION ROOM
- RESIDENT PERMIT PARKING AVAILABLE

## Description

Nestled in the charming town of Dorking, Jubilee Terrace presents a beautifully appointed one-bedroom first-floor apartment, ideally situated just a stone's throw from the vibrant town centre and mainline stations. Built in 2018 to exceptional standards, this property is one of only four units within an attractive building, ensuring a sense of exclusivity and community.

Upon entering, you are greeted by an inviting entrance hall that leads seamlessly to all principal rooms. The open-plan kitchen, dining, and family room is a standout feature, offering a spacious and versatile area perfect for both entertaining and everyday living. The modern design and thoughtful layout create a warm and welcoming atmosphere, making it an ideal home for individuals or couples.

In addition to its stylish interiors, this apartment boasts the added benefit of a share of the freehold, providing peace of mind and a sense of ownership. For those with vehicles, resident permit parking is also available, adding to the convenience of this delightful property.

With its prime location, contemporary design, and thoughtful amenities, this one-bedroom apartment at Jubilee Terrace is a fantastic opportunity for anyone looking 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

Share of Freehold

### EPC

B

### Council Tax Band

C

### Lease

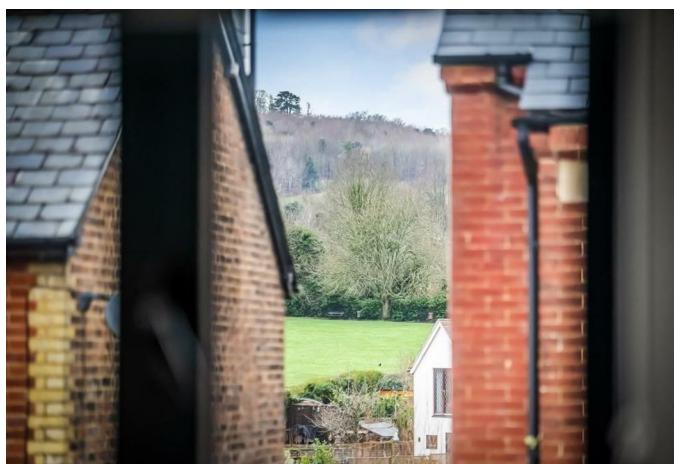
999 Years from 1st January 2019

### Service Charge

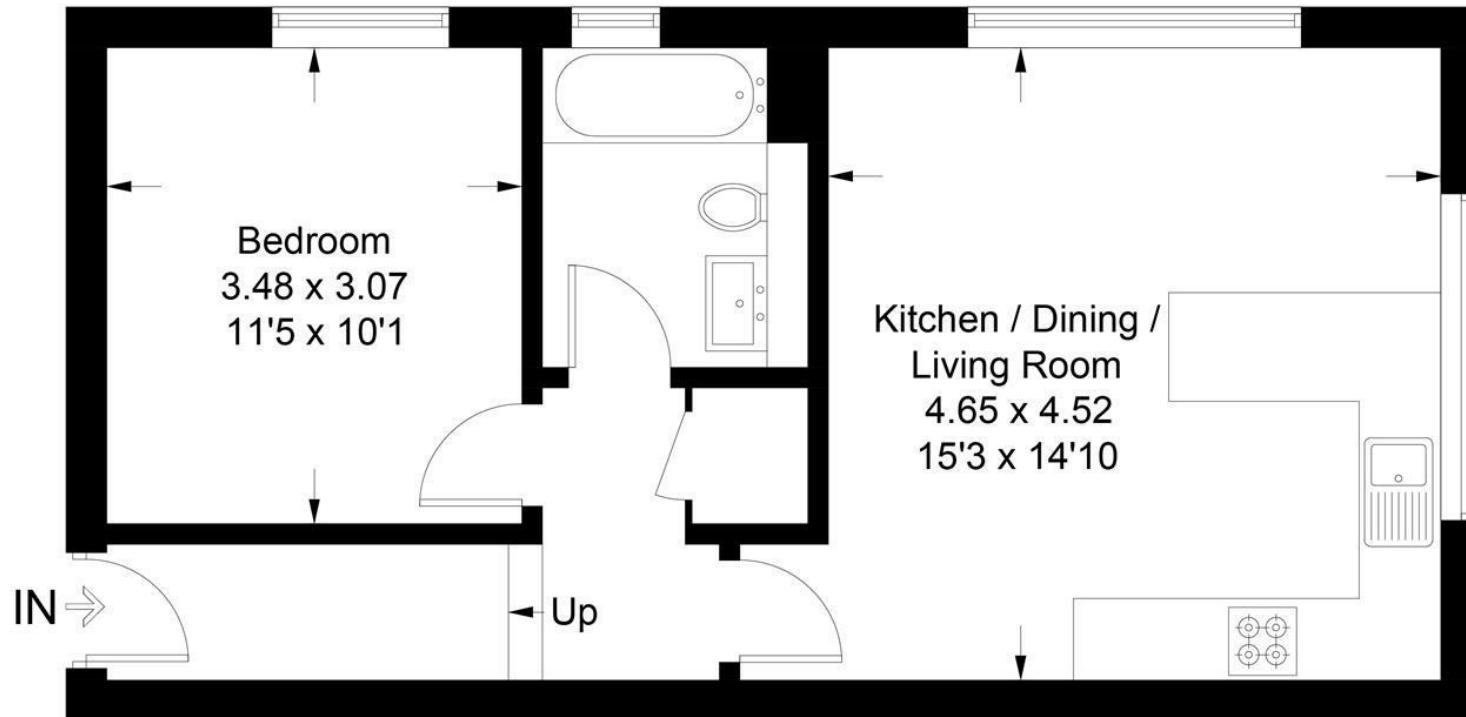
£2,214.50 Per Annum

### Ground Rent

N/A



Approximate Gross Internal Area = 45.7 sq m / 492 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. (ID950107)  
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