



**patrick  
gardner**  
RESIDENTIAL

Flat 5, Deepdene House Deepdene Avenue, Dorking, Surrey, RH5  
4GE

Price Guide £375,000



- SUPERB GROUND FLOOR APARTMENT
- GRADE II LISTED
- OPEN PLAN LIVING
- COMMUNAL GROUNDS
- ELECTRIC VEHICLE CHARING POINTS
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- ALLOCATED PARKING FOR TWO CARS
- REMAINDER OF BUILDZONE WARRANTY
- WALKING DISTANCE TO MAINLINE STATION

## Description

Nestled in the picturesque surroundings of Hopewood Park, Dorking, this superbly presented ground floor apartment offers a delightful blend of comfort and modern living. With two spacious double bedrooms, this property is perfect for couples, small families, or those seeking a serene retreat close to the town centre.

As you enter, you are welcomed into a large open plan kitchen, living, and dining area, which serves as an ideal space for entertaining guests or enjoying quiet evenings at home. The high specification finish throughout the apartment ensures a contemporary feel, while the extensive communal grounds provide a beautiful parkland setting for leisurely strolls or outdoor activities.

The apartment features two well-appointed double bedrooms, both of which are serviced by a stunning family bathroom, along with an additional W.C. This thoughtful layout enhances the functionality of the space.

Convenience is further enhanced by the inclusion of two allocated parking bays. Located just a short distance from Dorking town centre and the main line station, this property offers easy access to local amenities and transport links, making it an ideal choice for those who commute or enjoy the vibrant local community.

## Situation

Situated within 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

150 Years from July 2021

### Service Charge

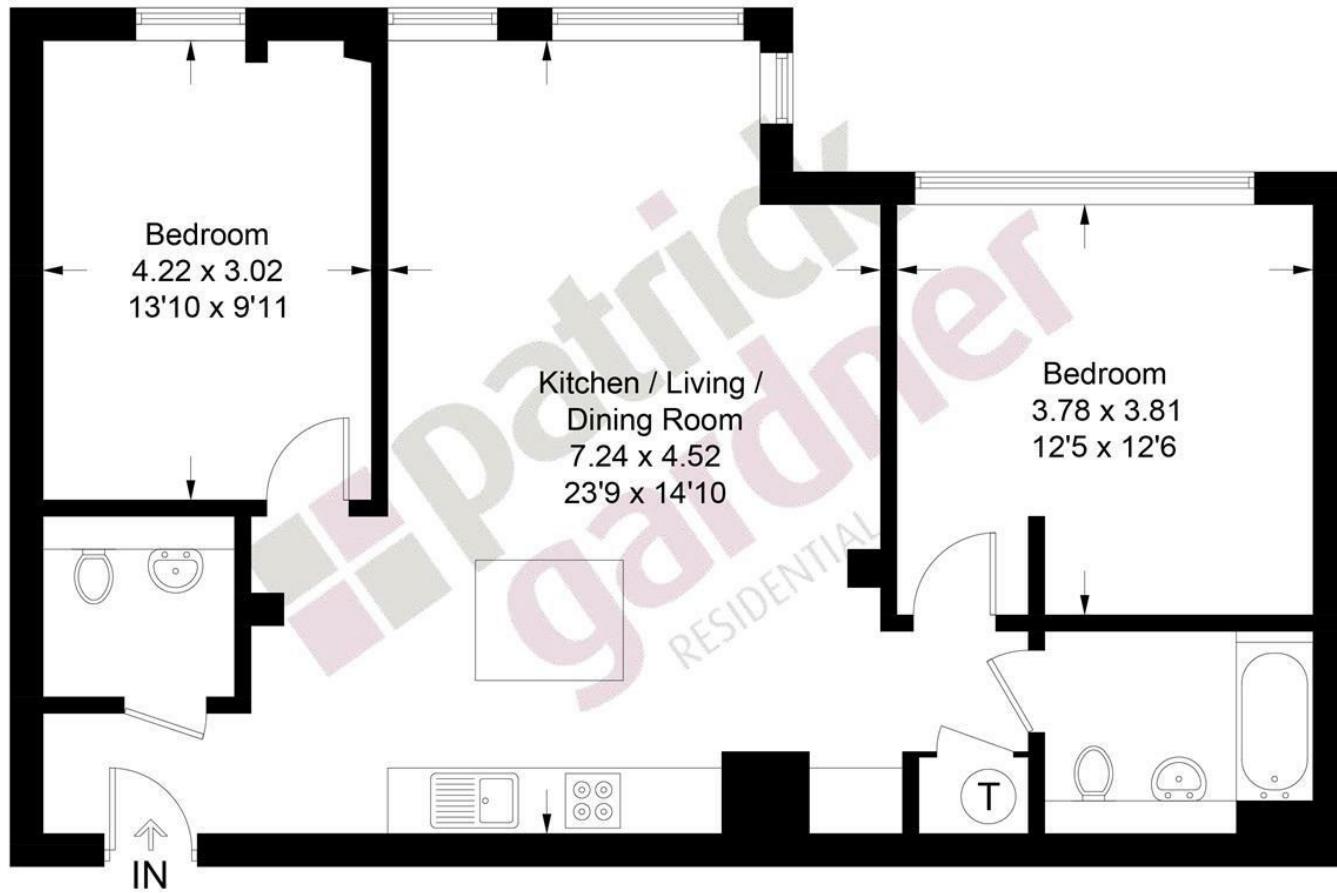
£1,930.53 Per Annum

### Ground Rent

N/A



Approximate Gross Internal Area = 76.6 sq m / 824 sq ft



## Ground 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. (ID1270973)

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