



Glebe Road, Dorking, Surrey, RH4 3EF

Guide Price £300,000 Leasehold

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- SPACIOUS FIRST FLOOR APARTMENT
- HIGHLY REGARDED AGE RESTRICTED DEVELOPMENT
- LEVEL WALK INTO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- MODERN SHOWER ROOM
- WELL MAINTAINED COMMUNAL GROUNDS
- RESIDENT MANAGER AND GUEST SUITE
- RESIDENTS PARKING
- EPC **C** & Council Tax Band **C**

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The Property A rarely available two double bedroom first floor apartment in this highly regarded development for the over 55's. Benefits include a resident manager, guest suite and well maintained communal gardens and grounds.

The accommodation comprises a large entrance hall with built in storage cupboards. The master bedroom and second bedroom both are of good size with built in wardrobes. The family bathroom accessed from the hall has been updated in recent years to provide a modern walk in shower and white suite. The fitted kitchen with built in gas oven and hob provides ample base units with matching eye level cupboards including space for all necessary white goods. The open plan living/dining room measuring 23.8" x 12.11" is a real feature of the home with double aspect views and a feature fireplace.

Outside the property is approached via a pretty courtyard, and to the rear and all around the estate there are very pleasant communal gardens and grounds including both resident and visitor parking. The development comprises an attractive range of brick and flint buildings of various configurations.

Situation Set just to the west of the town Sondes Farm is within a level walk of the high street with its comprehensive range of shops and restaurants including Waitrose, Marks & Spencer, Cook, Cote, Café Rouge & Sorrel as well as a collection of local & national shops.

There are Doctors surgeries nearby in South Street and at the far end of the high street, the Dorking Halls, which includes a cinema, the adjacent sports centre with a swimming pool and the Dorking Bowling Club is just off the Westcott Road, by the junction of Vincent Lane & West Street.

There are 3 stations in Dorking offering services to London, Horsham & the South Coast, Guildford, Redhill & beyond.

The immediate area offers some of the county's finest countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill, Polesden Lacey & Norbury Park all close at hand. Just to the north of the town is Denbies, the UK's largest vineyard, offering tours, tasting, shopping & dining experiences.

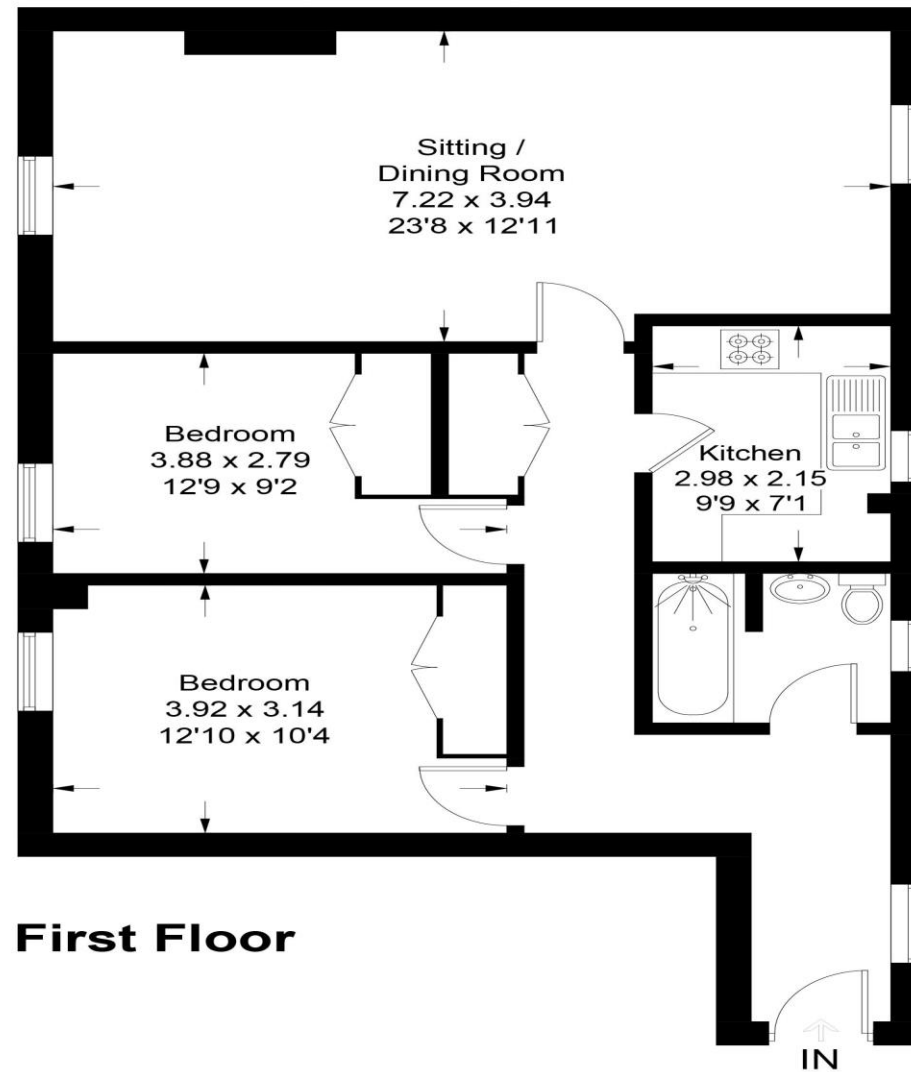
Lease remaining 125 Years from 1987
Service Charge £2,888.62 PA
Ground Rent £87.50PA

PGD1995





Approximate Gross Internal Area = 76.4 sq m / 822 sq ft



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. (ID668972)
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