



**patrick
gardner**
RESIDENTIAL

2 Old School Court, 85 Falkland Road, Dorking, Surrey, RH4 3AD

Price Guide £299,950



- CONVERSION ONE BEDROOM APARTMENT
- HIGH CEILINGS THROUGHOUT
- INTEGRATED APPLIANCES
- SEPARATE HOME OFFICE/STUDIO
- TOWN CENTRE LOCATION

- MODERN OPEN PLAN DESIGN
- FULLY FITTED STYLISH KITCHEN
- USE OF COMMUNAL COURTYARD
- CLOSE TO TRANSPORT LINKS
- 10 YEAR ICW BUILD WARRANTY

Description

OPEN EVENT SATURDAY 4th MARCH 10am - 2pm!
CALL FOR AN EXCLUSIVE APPOINTMENT TO VIEW

One bedroom SHOW HOME with SEPARATE HOME OFFICE/STUDIO. This attractive, character property has been converted to provide an impressive one bedroom apartment set off a private courtyard in a quite residential road within the town.

The property is accessed via a useful entrance vestibule, with handy space for coat and shoe storage. A further door leads into an impressive living area, with high ceilings, deep windows and incorporates the modern kitchen area.

The master suite comprises double bedroom with high ceiling and door to bathroom ensuite with stylish marble effect tiling, contemporary white sanitary ware and chrome finishings.

The communal courtyard with part paved, part decked area is a delightful suntrap ideal for enjoying sunny afternoons.

An outdoor studio provides real flexibility for the homeowner. The useful outbuilding can be used as a great work from home space or hobby room.



Situation

Situated within close proximity of Dorking Town Centre with its excellent range of shops and restaurants, which include Waitrose and Marks & Spencer, Waterstones and WH Smith along with White Horse Hotel, Pizza Express, Costa Coffee and Michelin Star restaurant Sorrell along with a further range of restaurants and pubs.

The Dorking Halls includes a Cinema and Sports Centre, as well as a 24-hour fitness centre.

Dorking Mainline Station offers services to London Victoria or Waterloo with a journey time approx. 55 minutes. Two further stations, Dorking Deepdene & Dorking West stations provide services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard and the surrounding area features some of the country's finest walking, riding and cycling countryside.

Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure

EPC

Council Tax Band

Lease

Service Charge

Ground Rent

Share of Freehold

TBC

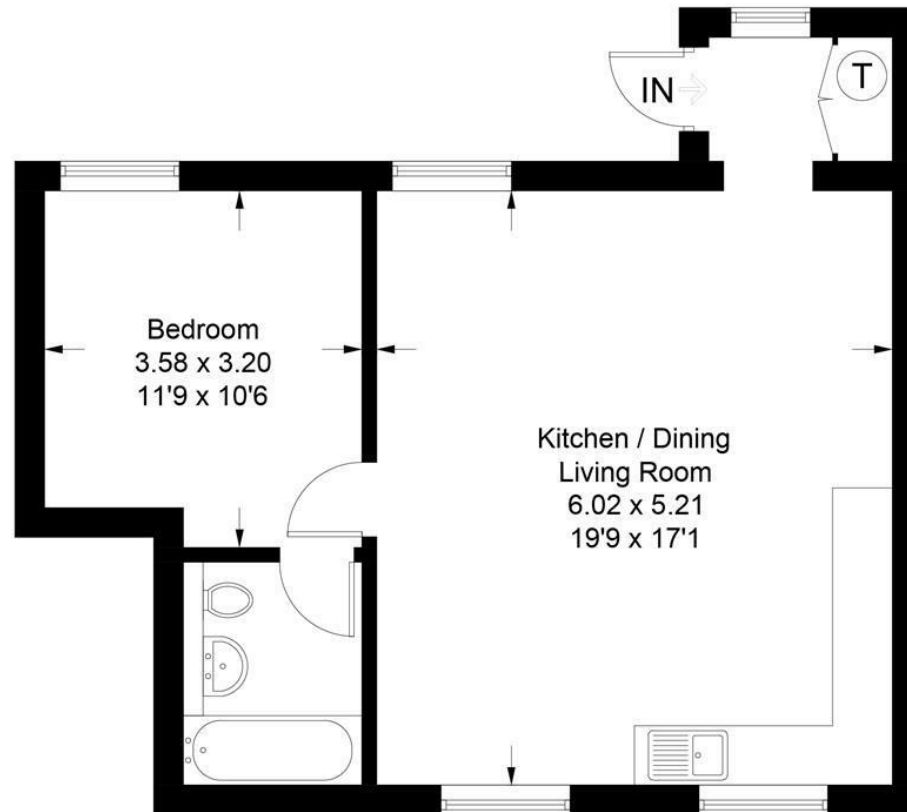
TBC

999 YEARS

TBC

TBC

Approximate Gross Internal Area = 50.4 sq m / 542 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. (ID940317)

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