



25 Green Yard Vincent Walk, Dorking, Surrey, RH4 2FZ

Price Guide £189,950



- 1 BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN LIVING
- HIGH END APPLIANCES
- EASY REACH OF TRANSPORT LINKS
- SHARE OF FREEHOLD
- NEW BUILD WARRANTY
- LOCATED IN THE HEART OF DORKING
- LOW SERVICE CHARGE
- 24 MONTH AFTERCARE
- ZERO GROUND RENT

## Description

\*CONTEMPORARY APARTMENT IN QUIET COURTYARD SETTING\*

Set in a peaceful courtyard, Plot 25 Green Yard is a stylish one-bedroom ground floor apartment. The property features an open-plan reception room, a modern kitchen with Quartz worktops and integrated appliances, contemporary fixtures and fittings and an ensuite shower room

Located just off Vincent Walk, the apartment is ideally positioned just moments from Dorking's vibrant town centre and within walking distance of the train stations. A 10-year build warranty provides added peace of mind.

\* Photos are indicative of previous Show Home \*

## Situation

With the perfect blend of contemporary elegance and timeless charm, the apartments in Green Yard provide the ideal sanctuary for those seeking comfort, style and convenience. Green Yard is set within an enviable location in the heart of Dorking, and surrounded by the stunning landscapes of the Surrey Hills. There is a unique blend of rural tranquillity and urban sophistication, with Dorking being both a vibrant and charming town that combines rich history with contemporary amenities. An array of restaurants, supermarkets, theatre, cinema screen and leisure centre provide entertainment for everyone.

**Tenure**

Leasehold - Share of Freehold

**EPC**

C

**Council Tax Band**

B

**Lease**

999 years

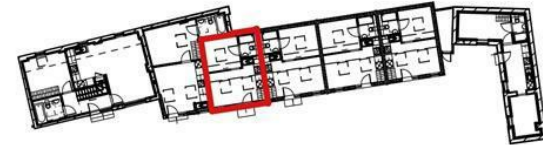
**Service Charge**

£750.00 per annum

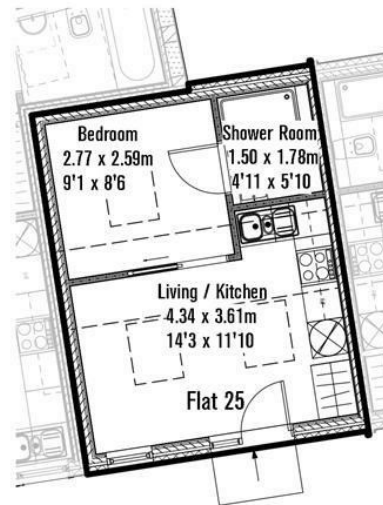
**Ground Rent**

Peppercorn





Ground Floor Reference Plan  
Scale: 1:500 @ A4



Flat 25 Green Yard,  
Vincents Walk,  
Dorking, Surrey  
RH4 2FZ

Note - All dimensions given are approximate and should be checked at the property before placing any reliance upon them. Exact opening positions, partition placing and detail may vary slightly from construction, so should be checked at the property before making decisions reliant upon them.

171 High Street, Dorking, Surrey, RH4 1AD  
**Tel:** 01306 877775 **Email:** [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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