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## Ranmore View, Vincent Road, Dorking RH4

Guide price £300,000

- Two double bedrooms
- First floor apartment
- Newly fitted kitchen
- Impressive open plan sitting/dining room
- Updated bathroom
- Communal garden
- Town centre location
- EPC - E
- Walking distance from Dorking's train stations
- Allocated underground parking space
- New boiler under 1 year old





A wonderful opportunity to buy a smart two double bedroom flat with 678 sq ft of bright spacious accommodation, communal garden and underground parking. Situated within the heart of Dorking, close by to everything the town has to offer and a short walk from Dorking's train stations.

The apartment is approached via a communal entrance where stairs lead up to the first floor which in turn leads to the apartment. Upon entering the front door which opens into the spacious entrance hall which provides access to all the accommodation and useful built in storage cupboard. The impressive 15'7 x 11'2 ft open plan living/dining room is an excellent space, perfect for entertaining with a sitting and dining area. The newly refurbished galley kitchen has been fitted with an array of modern, floor to ceiling units complemented by ample worktop space, stylish tiling and all the expected integrated appliances. Next are bedrooms one and two which are both generous doubles with built in wardrobes. Finishing off the accommodation is the recently updated bathroom completed with a modern white suite.

Other excellent benefits include a new Worcester boiler fitted under 1 year ago and all spot lights have recently been replaced with LED's.

In summary, a wonderful apartment which is great for entertaining, in a superb location and within the centre of town close to all amenities.

\*Town centre location \*Underground parking \*Large sitting/dining room \*Updated bathroom and kitchen \*Two double bedrooms

#### Outside

This apartment has the use of a communal garden and an allocated underground parking space. There is also the added benefit of the extended drive towards the front of the property providing additional residents parking.

#### Share of Freehold

We have been advised that the property is a Share of Freehold. The service charge includes the ground rent and is £756 per year. The lease was renewed to 999 years in March 2006. Full information is available upon request.

#### Location

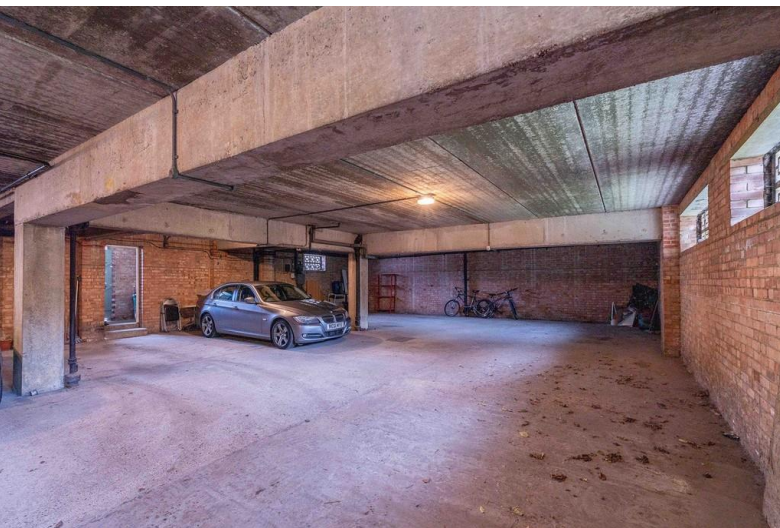
Ranmore View is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 19 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk) and The Priory (15 minute walk) at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the norther outskirts of Dorking.

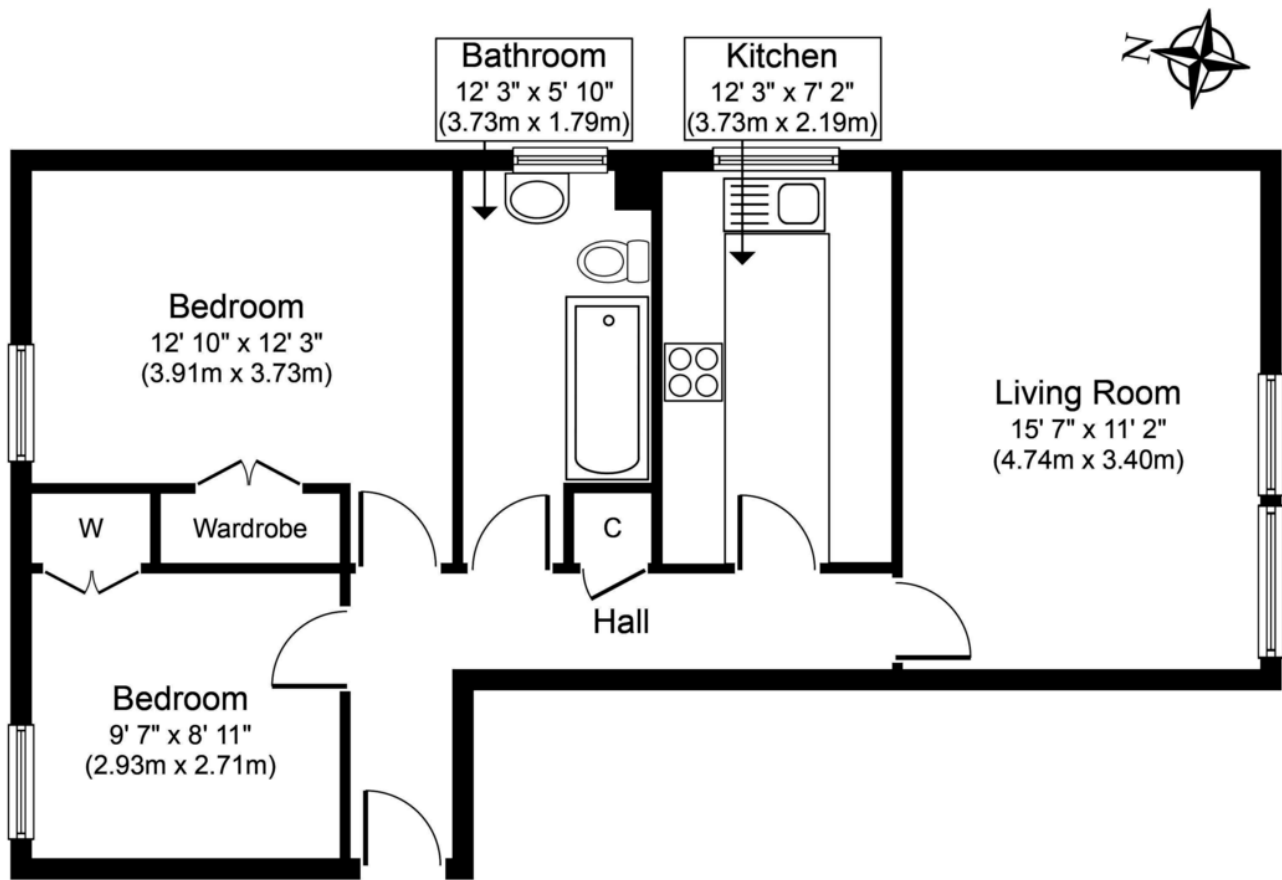
**VIEWING** - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

**MISREPRESENTATION ACT** – These particulars are for guidance only and do not form any part of any contract.



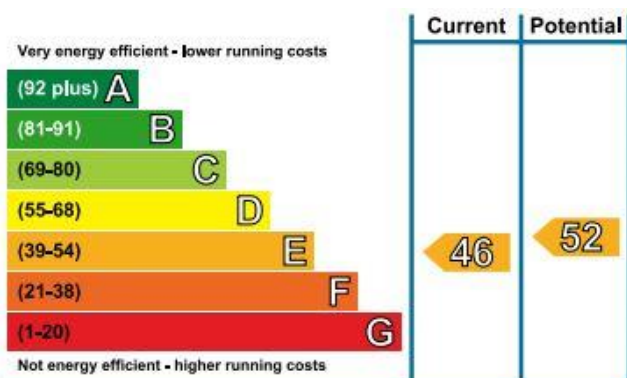




**Approximate Floor Area**  
678 sq. ft.  
(63.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### COUNCIL TAX BAND

Tax band C

#### TENURE

Share of freehold

#### LOCAL AUTHORITY

Mole Valley District Council

#### CONTACT

27 South Street, Dorking,  
Surrey, RH4 2JZ

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements