



barnard marcus

St. Martins House St. Martins Walk, Dorking RH4 1UT

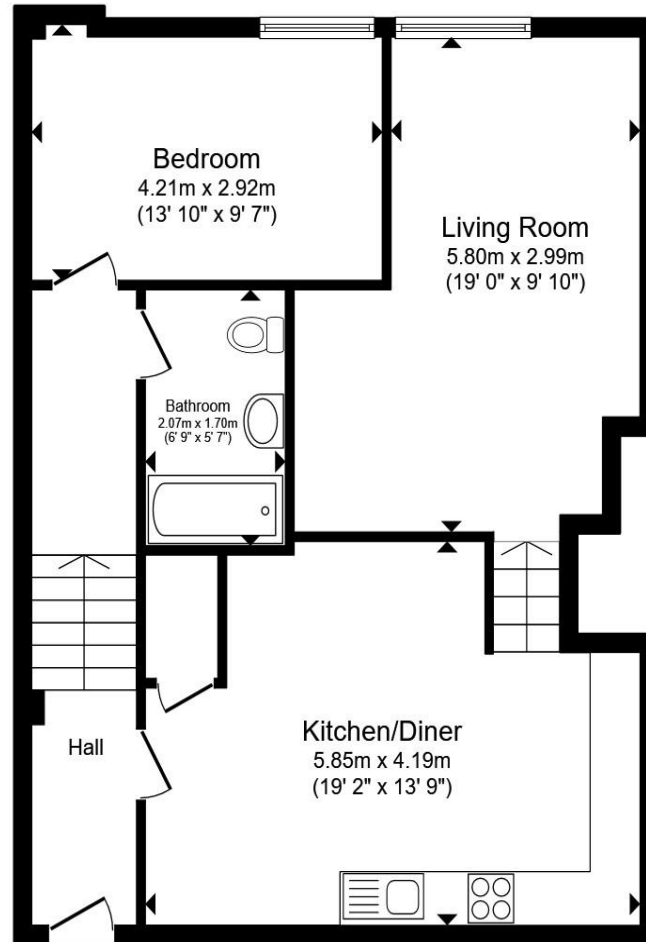


welcome to

St. Martins House St. Martins Walk, Dorking

The property welcomes you into a useful entrance hallway - an ideal spot for coats, shoes, and day-to-day essentials. Built-in shelving adds both character and practicality, offering a perfect place to display books, photos, and personal touches that instantly create a homely feel. The modern, fully fitted kitchen boasts contemporary units, integrated appliances, and plenty of worktop space. To the side, a dedicated dining area provides an excellent setting for entertaining or enjoying relaxed meals. Ascending to the living room, you'll find a bright and generously sized space with room for comfortable living furniture while still allowing for a designated home-office area - perfect for today's flexible lifestyle. The double bedroom is spacious and well-proportioned, with space for bedroom furniture while maintaining a calm, inviting atmosphere. The separate bathroom has been tastefully tiled and features a bath with shower over, washbasin with useful drawer storage beneath, and a W.C. There is also the option of a parking space in the garage below. Subject to negotiation with the freeholder.





Total floor area 70.6 m² (759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

St. Martins House St. Martins Walk, Dorking

- Spacious one-bedroom apartment
- Prime town centre location within St Martin's Walk, Dorking
- Rare and valuable private parking space in the garage below
- Modern, fully fitted kitchen with integrated appliances
- Bright, generously sized living room with space for a home office

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2638.50

Ground Rent: 280.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



view this property online [barnardmarcus.co.uk/Property/DRK102086](https://www.barnardmarcus.co.uk/Property/DRK102086)



Property Ref:
DRK102086 - 0009

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property


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