

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

Price Guide £342,000









- 2 BEDROOM FIRST FLOOR APARTMENT
- 708 SQ. FT.
- CONTEMPORAY SPECIFICATION
- LOCATED IN THE HEART OF DORKING
- CLOSE TO OPEN COUNTRYSIDE
- OPEN PLAN LIVING
- MODERN INTERIORS
- ALLOCATED PARKING
- EASY REACH OF TRANSPORT LINKS
- 10 YEAR WARRANTY

Description

SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT

Plot 17 is a generously sized two-bedroom apartment located on the first floor of the highly regarded Green Yard development in Dorking. The apartment features a large open-plan kitchen/living area, a spacious principal bedroom, a comfortable double second bedroom, and a separate bathroom, all finished to a high standard.

The property benefits from a 10-year build warranty, offering peace of mind, and an allocated parking space. Ideally located just moments from Dorking's town centre, with the train stations within walking distance, and easy access to Gatwick Airport and the M25.

Show Home Available - viewings by appointment.
** Photos are indicative only of show home apartment**

Situation

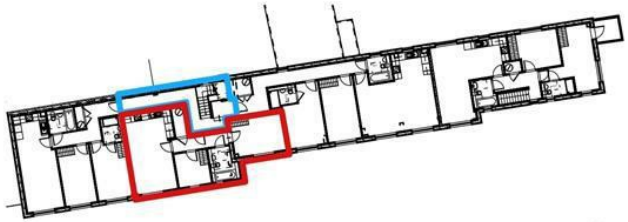
With the perfect blend of contemporary elegance and timeless charm, the apartments in Green Yard provide the ideal sanctuary for those seeking comfort, style and convenience. Green Yard is set within an enviable location in the heart of Dorking, and surrounded by the stunning landscapes of the Surrey Hills. There is a unique blend of rural 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	C
Lease	199 Years
Service Charge	£950.00
Ground Rent	Peppercorn

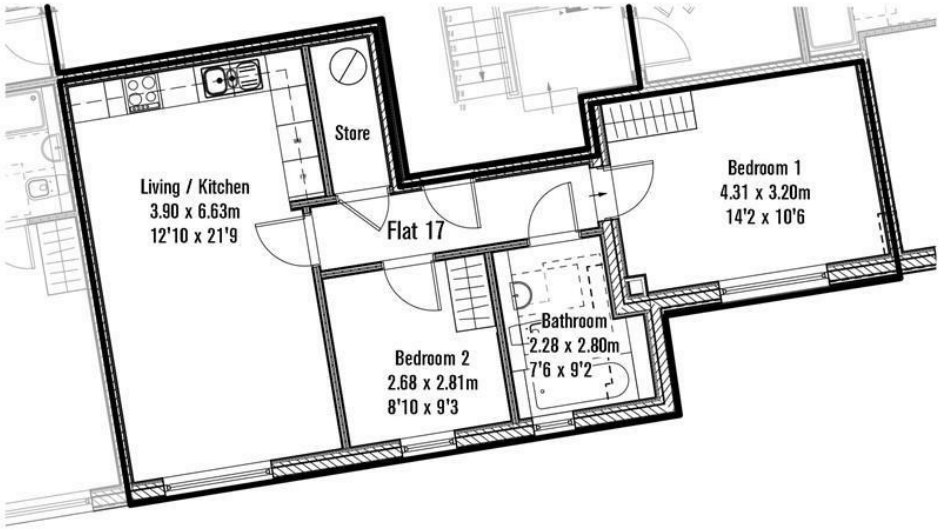








First Floor Reference Plan
Scale: 1:500 @ A4



Flat 17 Green Yard,
Vincents Walk,
Dorking, Surrey
RH4 2FZ

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

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