



All enquiries Ref: James Paterson

- **Long leasehold ground floor self-contained flat requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on South Terrace between its junctions with St Paul's Road West and Harrow Road East. Public transport links include Dorking mainline rail station together a network of local bus services serving the surrounding vicinity. Road links include the A24 and A25. Shopping amenities can be found locally within Dorking with an extensive range of shops, bars and restaurants being found in Guildford. Recreational pursuits can be found locally at the open spaces of Chart Park and the surrounding Surrey Hills Area of Outstanding Natural Beauty.

Description:

Long leasehold ground floor self-contained flat requiring modernisation.

Accommodation:

Ground floor: One bedroom, reception room, kitchen, wet room/WC, entrance hallway

Outside: Communal gardens, storage room

Gross Internal Area (GIA): (Source: EPC) 47 sq m (505 sq ft)

EPC rating: C

Council Tax Band: B

Lease:

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

