


## 1 bed apartment to buy in RH4

Bailey Road, Westcott, Dorking, Surrey, RH4 3QS

# £155,000 Starting Bid

x 1 x 1 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- One Bedroom First Floor Flat
- Allocated Parking Space
- Sitting/Dining Room
- EPC Rating C

## Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good


### Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk


- Flexible viewing slots
- Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

An extremely well presented, purpose built first floor apartment situated in a residential road close to local amenities in Westcott Village. The property is accessed via a communal entrance hall with stairs to first floor landing.

The accommodation comprises entrance hall, sitting/dining room, fitted kitchen, double bedroom with fitted wardrobes, bathroom with separate shower cubicle, communal grounds and an allocated parking space. A more comprehensive range of shopping and leisure facilities can be found in Dorking Town Centre. The closest train services into London are from Dorking.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 91

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £908.00

Price: Starting Bid £155,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

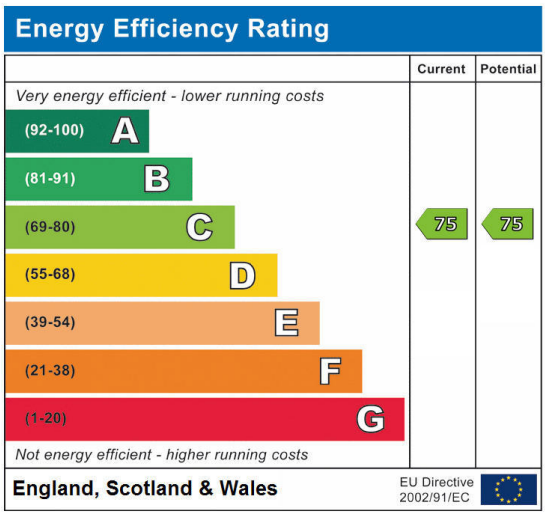
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good






Bailey Road, Westcott, Dorking, Surrey, RH4 3QS

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY, Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.