



## GREEN YARD VINCENT WALK

DORKING, RH4 2FZ

£375,000

LEASEHOLD - SHARE OF  
FREEHOLD

\*\* WITH OVER 50% NOW SOLD AND RESERVED \*\*\*\*\*

\*\* A NEW AND EXCLUSIVE DEVELOPMENT IN THE HEART OF DORKING TOWN CENTRE \*\*


GREEN YARD is a collection of 32 thoughtfully designed studio, one and two bedroom properties nestled in the heart of the picturesque market town of Dorking with good access to local transport links and high street amenities including Waitrose and Marks and Spencer and many other shops, restaurants and cafes.

This particular flat is a spacious one bedroom ground floor unit.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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