



## GREEN YARD VINCENT WALK DORKING, RH4 2FZ

£1,150

\*\*\*\* A MODERN ONE BEDROOM GROUND FLOOR APARTMENT FORMING PART OF THIS SOUGHT AFTER COURTYARD DEVELOPMENT \*\*\*\*

This development combines modern style with classic appeal, making it a great place to live comfortably and conveniently.

The apartment includes quality finishes, up-to-date appliances and well planned layouts.


Dorking is a vibrant and charming town that combines rich history with contemporary amenities. Surrounded by the stunning landscapes of the Surrey Hills, an Area of Outstanding Natural Beauty, Dorking offers a unique blend of rural tranquillity and urban sophistication.

Council Tax: Mole Valley District Council - Band B (26/27 - £1,951.12)



**TOOMEY**  
ESTATE AGENTS



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>	77	80
(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

Toomey Estate Agents Sales  
 333a London Road  
 Mitcham  
 Surrey  
 CR4 4BE

0208 715 9333  
 enquiries@toomeyestateagents.co.uk  
 www.toomeyestateagents.co.uk



**TOOMEY**  
 ESTATE AGENTS