



DICKINSON
HOUSE

COMMONER
GATE



7 DICKINSON HOUSE, 7A MID STREET, SOUTH NUTFIELD, SURREY, RH1 4JU

£240,000

LEASEHOLD

***** GROUND FLOOR TWO BEDROOM, TWO BATHROOM APARTMENT WITH OFF ROAD PARKING *****

Located in the quiet village of South Nutfield, this ground floor apartment is offered with no chain and the benefit of an allocated parking space.

To the front there is a communal door which serves just three apartments. Through the private front door there is a large L-shaped hallway, at the far end of the hall you have an open plan, dual aspect living and kitchen space. There are two bedrooms, a family bathroom and an en-suite shower room off the larger bedroom. The property is double glazed and benefits from gas central heating to radiators. To the rear of Dickinson house there is a parking area for residents, this property has one allocated space.

Just a short walk from Dickinson house you have Mid Street recreation ground which has open fields, football pitches and basketball courts. In addition, within the heart of the village you have Holborns village store which is wonderfully well stocked. South Nutfield station can be found only half a mile from the apartment, and offers trains to Redhill and on to London terminals as well as links to Tonbridge.

- | | |
|---------------------------------|------------------------------|
| ■ GROUND FLOOR APARTMENT | ■ VILLAGE LOCATION |
| ■ OPEN PLAN LIVING AREA | ■ TWO BEDROOMS |
| ■ BATHROOM | ■ ENSUITE SHOWER ROOM |
| ■ OFF ROAD PARKING | ■ 125 YEAR LEASE |
| ■ COUNCIL TAX BAND: C | ■ EPC RATING: C |





ROOM DIMENSIONS:

ENTRANCE HALL

23'2 x 3'3 (7.06m x 0.99m)

LOUNGE/KITCHEN

16'6 x 16'3 (5.03m x 4.95m)

BEDROOM ONE

10'6 x 10'1 (3.20m x 3.07m)

ENSUITE

5'10 x 5'3 (1.78m x 1.60m)

BEDROOM TWO

12'7 x 8'4 (3.84m x 2.54m)

BATHROOM

9'0 x 4'10 (2.74m x 1.47m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

ALLOCATED PARKING FOR ONE CAR

LEASE: 125 YEARS

GROUND RENT: PEPPERCORN

SERVICE CHARGE: £1,086.00 PER ANNUM



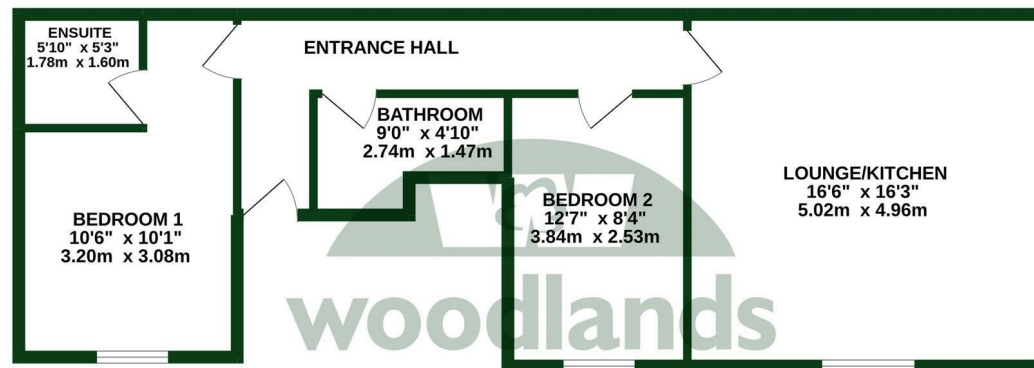


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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