



West Street, Dorking, RH4 1BY

Available 16th January 2023

£1000pcm

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- AVAILABLE 16th JANUARY 2023
 - UNFURNISHED
 - ONE BEDROOM CHARACTER FLAT
 - FIRST FLOOR
 - KITCHEN WITH APPLIANCES
- SPACIOUS BEDROOM AND LOUNGE
 - TOWN CENTRE LOCATION



171 High Street, Dorking
Surrey, RH4 1AD

Tel 01306 877618
dorkinglettings@patrickgardner.com
www.patrickgardner.com

THE PROPERTY

A bright and spacious one bedroom character first floor flat in the centre of Dorking Town. Fitted kitchen with a range of appliances, bathroom with walk in shower, good size double bedroom and spacious lounge.

LOUNGE

Spacious lounge diner with character decorative fireplace.

BEDROOM

Double bedroom with shelving built into the alcoves.

BATHROOM

White suite with large walk in shower.

KITCHEN

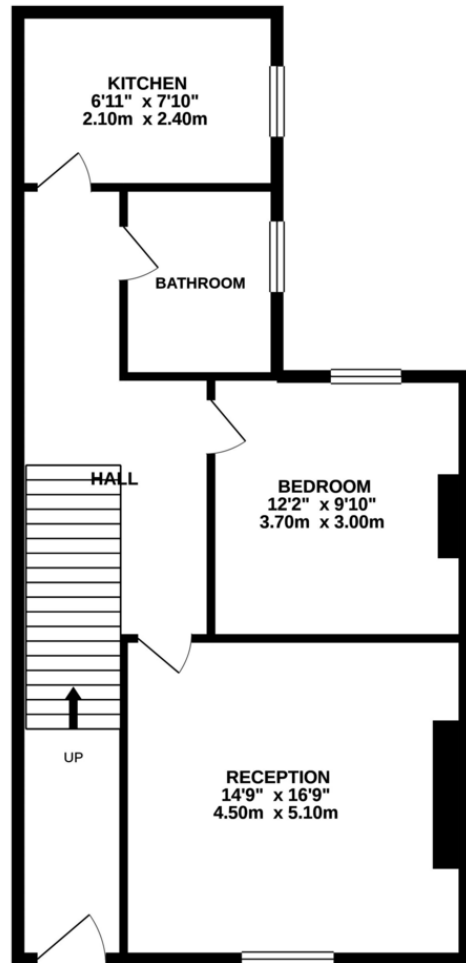
Fitted kitchen with washing machine, electric hob, oven with extractor and integrated fridge/freezer.

Council tax Band C

Energy Rating D



GROUND FLOOR



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



INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by debit card or bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.