



Lincoln Road, Dorking, RH4 1GP

- AVAILABLE 16TH SEPTEMBER 2023
- FULLY FURNISHED
- IMMACULATE CONDITION
- ONE DOUBLE BEDROOM
- CLOSE TO DORKING STATION AND TOWN
- OPEN PLAN KITCHEN/LIVING SPACE
- LIFT ACCESS
- ALLOCATED PARKING SPACE
- CLEANER INCLUDED
- HIGH SPECIFICATION THROUGHOUT



171 High Street, Dorking
Surrey, RH4 1AD

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

THE PROPERTY

An immaculate one bedroom, second floor apartment with lift access. This bright and spacious apartment has been finished to a modern standard throughout and is situated within a short walk of Dorking's mainline train stations, town centre and miles of beautiful open countryside. The property is fully furnished and benefits from an allocated parking space.

ENTRANCE HALLWAY

OPEN PLAN LIVING/KITCHEN

Bright open plan living/kitchen with space for a desk. Including Sofa, Marble coffee table and side table and TV Unit. Also including white goods.

HALLWAY

Sideboard

BEDROOM

Good size double bedroom including, Bed with mattress, 2 x bedside tables and 2 x double wardrobes.

BATHROOM

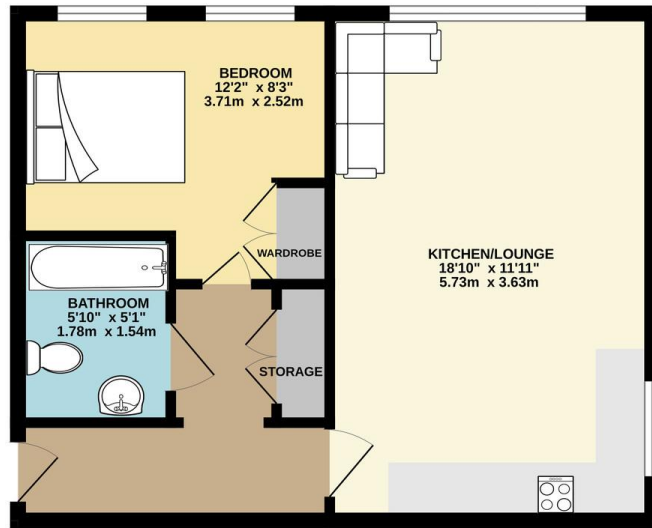
Modern bathroom suite with Bath with shower over, wc and wash hand basin

ONE ALLOCATED PARKING SPACE

Cleaner included in the rent



SECOND 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 errors, omissions 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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INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by 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.

