



South Street, Dorking, RH4 2EU

Available late January 2024

£1,295 pcm

South Street, Dorking, RH4 2EU

- AVAILABLE EARLY FEBRUARY 2024
- UNFURNISHED
- TWO BEDROOM SECOND FLOOR APARTMENT
- HIGH SPECIFICATION THROUGHOUT
- INTEGRATED APPLIANCES
- TOWN CENTRE LOCATION
- OFF STREET PARKING
- LOCKABLE STORAGE ROOM
- MODERN BATHROOM SUITE



171 High Street, Dorking  
Surrey, RH4 1AD

Tel 01306 877618  
[dorkinglettings@patrickgardner.com](mailto:dorkinglettings@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

### THE PROPERTY

Excellent two bedroom modern apartment situated on the second floor and located in the centre of Dorking Town. The apartment is finished to a high specification throughout and benefits from off street parking. The property comprises kitchen/living room with integrated appliances, bathroom, two bedrooms and lockable storage.

### ENTRANCE HALL

Intercom system and hallway storage cupboard.

### KITCHEN/LIVING SPACE

Open plan kitchen living space with fully fitted modern kitchen featuring an integrated electric oven, gas hob with extractor, fridge freezer and washer dryer.

### BEDROOM ONE

Double bedroom.

### BATHROOM

Modern tiled suite with shower over the bath and heated towel rail.

### BEDROOM TWO

Small double bedroom.

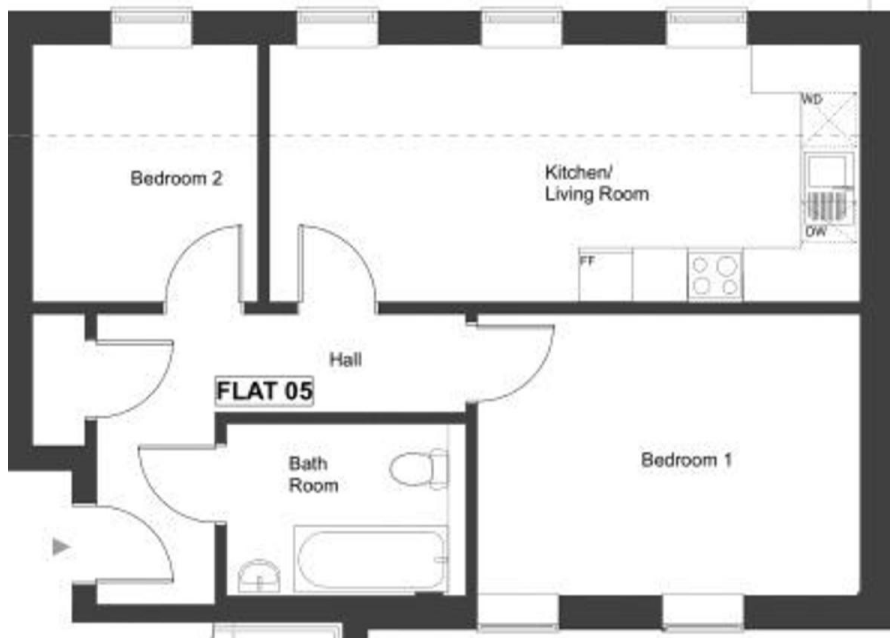
### LOCKABLE EXTERIOR STORAGE ROOM

### ALLOCATED PARKING SPACE

Council Tax Band C

Energy Rating C





## 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.