



Nower Close East, Dorking, RH4 3DA

- AVAILABLE MID JANUARY 2024
- UNFURNISHED
- TWO BEDROOM GROUND FLOOR MAISONETTE
- PRIVATE REAR GARDEN
- BATHROOM AND ENSUITE
- WITHIN A MILE OF DORKING TOWN CENTRE
- PARKING



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THE PROPERTY

A well presented and spacious ground floor maisonette with a private rear garden. Bathroom and ensuite shower room, well equipped kitchen and parking. Located within a mile of Dorking High Street in this sought after development.

ENTRANCE HALL

Own front door into entrance hall with 2 storage cupboards.

KITCHEN

Fitted kitchen with integrated high level electric oven, gas hob with extractor and dishwasher. Floor standing washing machine and fridge freezer.

LOUNGE/DINER

Feature fireplace.

BATHROOM

White suite with shower over the bath, w/c and wash hand basin.

BEDROOM ONE

Double bedroom with integrated wardrobe and ensuite shower room.

ENSUITE SHOWER ROOM

White suite with shower cubicle, w/c and wash hand basin.

BEDROOM TWO

Double bedroom with double doors to rear garden.

GARDEN

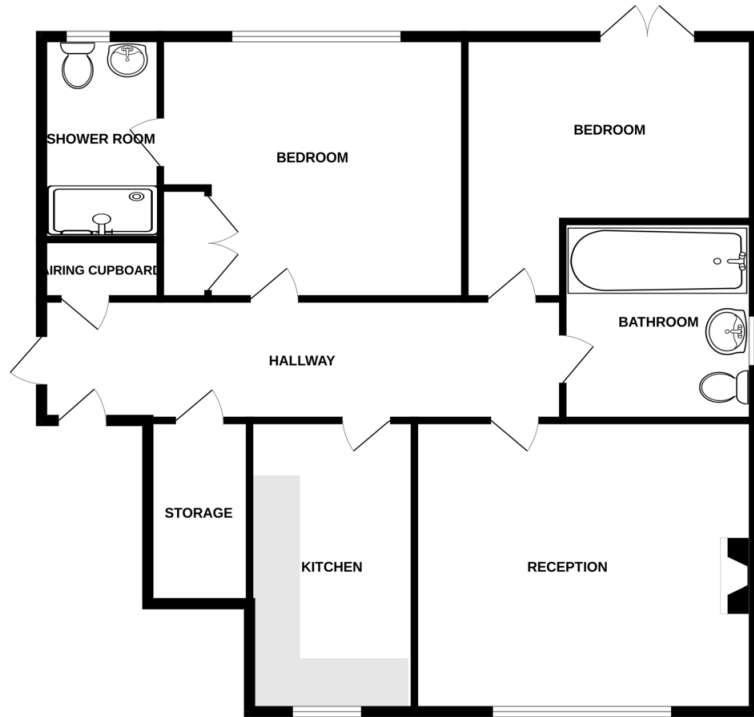
Private rear garden with patio, lawn and mature flowerbeds.

Council Tax Band – C

Energy Rating - TBC



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 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.

