



Lincoln Road, Dorking, RH4 1GP

Available late February 2024

£1,200 pcm

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- AVAILABLE LATE FEBRUARY 2024
 - UNFURNISHED
 - ONE BEDROOM FOURTH FLOOR APARTMENT
 - MODERN SPECIFICATION THROUGHOUT
 - COMMUNAL LIFT AND INTERCOM
- OUTSTANDING VIEWS TO BOXHILL
 - ALLOCATED PARKING FOR ONE CAR
 - EXCELLENT LOCATION FOR BOTH DORKING MAIN AND DEEPDENE TRAIN LINES



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THE PROPERTY

A bright and spacious fourth floor one bedroom apartment located in an excellent commuter location just a stone throw of both Dorking Main and Deepdene train stations. Allocated parking space for one car and a short walk of the High Street and local amenities.

ENTRANCE HALL

with intercom and storage cupboard.

OPEN PLAN KITCHEN LIVING SPACE

spacious open plan living with views to Boxhill, kitchen with a range of appliances including a fridge/freezer, washer dryer, electric hob, oven and extractor fan.

BATHROOM

fully tiled bathroom suite with shower over the bath, wash hand basin, w/c and backlit mirror.

BEDROOM

double bedroom with views to Boxhill.

COMMUNAL AREA

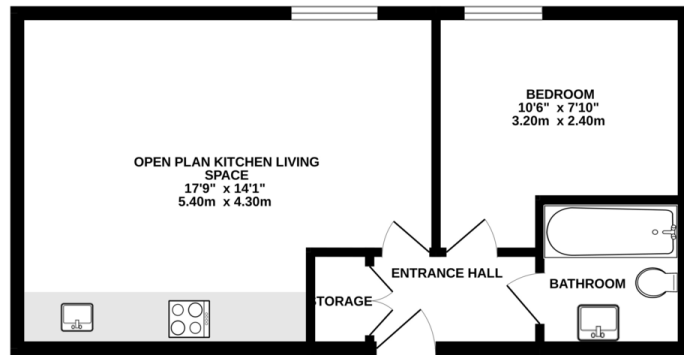
barrier entry carpark with allocated parking for one car, communal bin and bike store.

Council Tax Band – B

Energy Rating - D



FOURTH FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 400 sq.ft. (37.1 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 errors, omissions or misstatements. 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.
Made with Metropix 12/2024

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.