



London Road, Dorking, RH5 6BP

Available December

£2,400 pcm

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- AVAILABLE DECEMBER
- PART/FURNISHED
- TWO BEDROOM GROUND FLOOR APARTMENT
- LARGE RECEPTION ROOM WITH DOORS TO COMMUNAL GROUNDS
- ENSUITE TO BOTH BEDROOMS
- SOUGHT AFTER PRIVATE GATED ESTATE
- OUTSTANDING VIEWS TO BOX HILL
- COMMUNAL GROUNDS AND TENNIS COURT
- ALLOCATED PARKING



171 High Street, Dorking
Surrey, RH4 1AD

Tel 01306 8776 18
dorkinglettings@patrickgardner.com
www.patrickgardner.com

THE PROPERTY

A two bedroom ground floor apartment situated within this sought after private estate, outstanding views to Box Hill and well-kept landscaped communal grounds with tennis court.

ENTRANCE HALL

Private front door into entrance hall with airing cupboard.

RECEPTION ROOM

Spacious double aspect reception room with double doors to communal grounds, decorative feature fireplace and opening to kitchen.

KITCHEN

Fully fitted kitchen with integrated washer/dryer, dishwasher, electric hob with extractor and high level electric oven.

MASTER BEDROOM

Double bedroom with integrated wardrobes, door to communal grounds and **ensuite shower room**.

BEDROOM TWO

Double bedroom with integrated cupboard and **ensuite bathroom**.

COMMUNAL GROUNDS

Allocated parking, well-kept landscaped grounds with outstanding views to Box Hill. Residents Tennis Court.

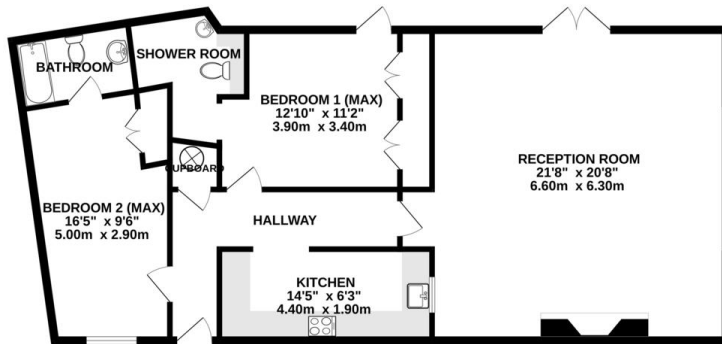


Council Tax Band – G

Energy Rating - TBC



GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 quality 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.

