



South Street, Dorking, RH4 2EU

Available Mid June 2024

£1,400 pcm

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- AVAILABLE MID JUNE
- UNFURNISHED
- SPACIOUS TWO BEDROOM MODERN APARTMENT
- HIGH SPECIFICATION THROUGHOUT
- INTEGRATED APPLIANCES
- TOWN CENTRE LOCATION
- OFF STREET PARKING
- LOCKABLE STORAGE ROOM
- BATHROOM AND EN SUITE SHOWER ROOM



171 High Street, Dorking
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THE PROPERTY

Secure communal entrance hall leading to stairs to the first floor.

ENTRANCE HALL

Entry phone system, storage cupboard.

KITCHEN/LIVING ROOM

Fitted kitchen with fully integrated appliances, electric oven/gas hob, microwave, dishwasher, washer/dryer, fridge and freezer.

BATHROOM

White suite with shower over bath, heated towel rail, storage and tiled throughout.

BEDROOM ONE

Double room.

EN SUITE SHOWER ROOM

Tiled throughout, shower cubicle, white suite.

BEDROOM TWO

Double room.

COUNCIL TAX BAND - C
ENERGY RATING - B





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.

