



South Street, Dorking, RH4 2EU

Available Now

£1,400 pcm

South Street, Dorking, RH4 2EU

- AVAILABLE NOW
- UNFURNISHED
- TWO BEDROOM MODERN APARTMENT
- HIGH SPECIFICATION THROUGHOUT
- INTEGRATED APPLIANCES
- TOWN CENTRE LOCATION
- ALLOCATED PARKING SPACE
- LOCKABLE STORAGE ROOM
- BATHROOM AND EN SUITE SHOWER ROOM



171 High Street, Dorking
Surrey, RH4 1AD

Tel 01306 877618
dorkinglettings@patrickgardner.com
www.patrickgardner.com

THE PROPERTY

Excellent two bedroom apartment situated on the first 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 and en suite shower room, two bedrooms and lockable storage

BATHROOM

Modern bathroom suite.

KITCHEN/LIVING ROOM

Open plan kitchen/living space with integrated appliances, electric oven/gas hob, microwave, dish-washer, washer/dryer, fridge and freezer.

BEDROOM ONE

Double bedroom with dual aspect and ensuite shower room.

ENSUITE SHOWER ROOM

Tiled throughout, shower cubicle, white suite

BEDROOM TWO

Bright double bedroom with spacious feel.

Council Tax Band: C

EPC Band: 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.