



**patrick  
gardner**  
LETTINGS

Harrowlands Park, Dorking, Surrey, RH4 2RA

Available End of June

£1,425 pcm



## Harrowlands Park, Dorking, Surrey, RH4 2RA

- AVAILABLE LATE JUNE 2023
- UNFURNISHED
- TWO BEDROOM GROUND FLOOR FLAT
- GENEROUS LOUNGE
- SHOWER ROOM AND EN SUITE BATHROOM
- ALLOCATED PARKING
- SINGLE GARAGE
- COMMUNAL GROUNDS
- SHORT WALK OF THE HIGH STREET
- PRIVATE PATIO



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### THE PROPERTY

A well presented ground floor apartment situated in this popular peaceful and elevated development close to Dorking Town. The property comprises an entrance hall with cupboard, two bedrooms with built in wardrobes and one with an en suite bathroom. Lounge diner with sliding patio doors and a well equipped kitchen with appliances. The property benefits from an off street allocated parking space, garage and well kept communal grounds.

### MASTER BEDROOM

Spacious double room, with built in wardrobes and an en-suite.

### ENSUITE

Off white ensuite fully tiled with bath.

### SHOWER ROOM

Recently fitted white bathroom suite with walk in shower.

### BEDROOM

Bedroom with built in double door wardrobes. A large window looking out onto communal garden area.

### KITCHEN

Fitted kitchen with a double oven, gas hob, plenty of storage cupboards and washing machine. Double window over the sink, looking over garden area.

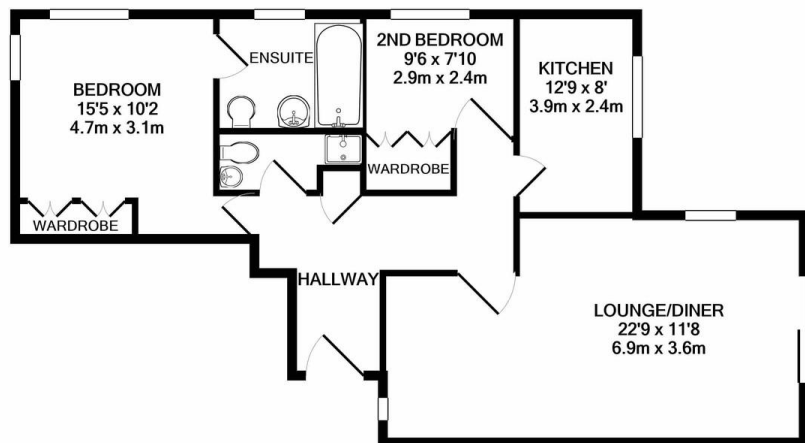
### LOUNGE/DINER

Light and spacious lounge/dining area with sliding doors onto communal garden area.

### PRIVATE PATIO AREA

### SINGLE GARAGE





TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

