



South Street, Dorking, Surrey, RH4 2ES

Available December

£1,495 pcm

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- AVAILABLE DECEMBER
- UNFURNISHED
- BATHROOM AND ENSUITE SHOWER ROOM
- GAS CENTRAL HEATING
- HALLWAY WITH STORAGE
- SHORT WALK TO THE TOWN
- UNFURNISHED
- ALLOCATED PARKING BAY FOR ONE CAR
- TWO BEDROOM GROUND FLOOR FLAT



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THE PROPERTY

A well presented ground floor two bedroom apartment situated within a short walk of the High Street. The property benefits from modern specification throughout and allocated parking for one car.

RECEPTION ROOM

19' 7" x 11' 6" (5.97m x 3.51m) Accessed via either a private front door or communal hallway. Hallway features a good size storage cupboard with sliding doors.

KITCHEN

9' 4" x 6' 10" (2.84m x 2.08m) Well equipped kitchen with integral appliances and a modern finish.

MAIN BATHROOM

White suite with shower over bath, heated towel rail, w/c and wash hand basin.

BEDROOM ONE

11' 9" x 9' 4" (3.58m x 2.84m) Built in cupboards and en suite shower room. Patio doors to small outside space leading on to the car park.

BEDROOM TWO

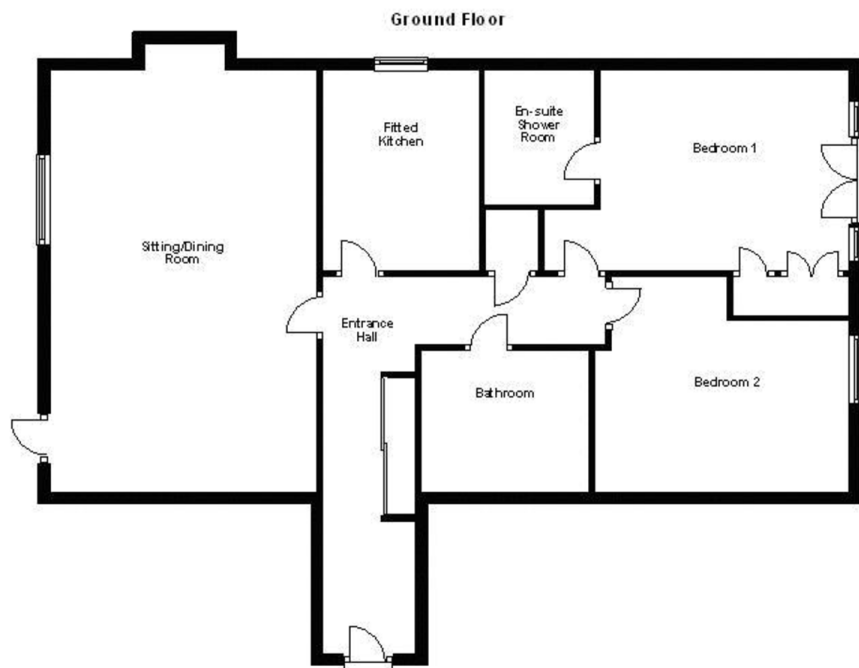
12' 11" x 8' 4" (3.94m x 2.54m) Small double bedroom.

OUTSIDE

Allocated parking for one car, communal lawn area to the front.

Energy Rating – B
Council Tax Band - D





INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by debit card or 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.