



**patrick
gardner**
LETTINGS

Myrtle Road, Dorking, RH4 1DA

Available Mid March 2024

£1400 pcm

Myrtle Road, Dorking, RH4 1DA

- AVAILABLE MID MARCH 2024
 - UNFURNISHED
 - FIRST FLOOR TWO BEDROOM APARTMENT
 - SPACIOUS LOUNGE DINER
 - WALKING DISTANCE TO HIGH STREET AND STATION
- ALLOCATED OFF STREET PARKING SPACE
 - GAS CENTRAL HEATING
 - DOUBLE GLAZED



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Surrey, RH4 1AD

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THE PROPERTY

Spacious town centre first floor apartment with two bedrooms, spacious lounge/diner and the benefit of allocated off street parking for one car.

ENTRANCE HALL

Front door into entrance hall with two storage cupboards.

LIVING/DINING ROOM

Spacious L shape room with space for a dining area

KITCHEN

Fitted wood effect units with gas hob, electric oven, extractor, fridge and washing machine.

BATHROOM

Wash hand basin, shower over the bath, white suite and heated towel rail.

BEDROOM ONE

Double room with fitted wardrobe.

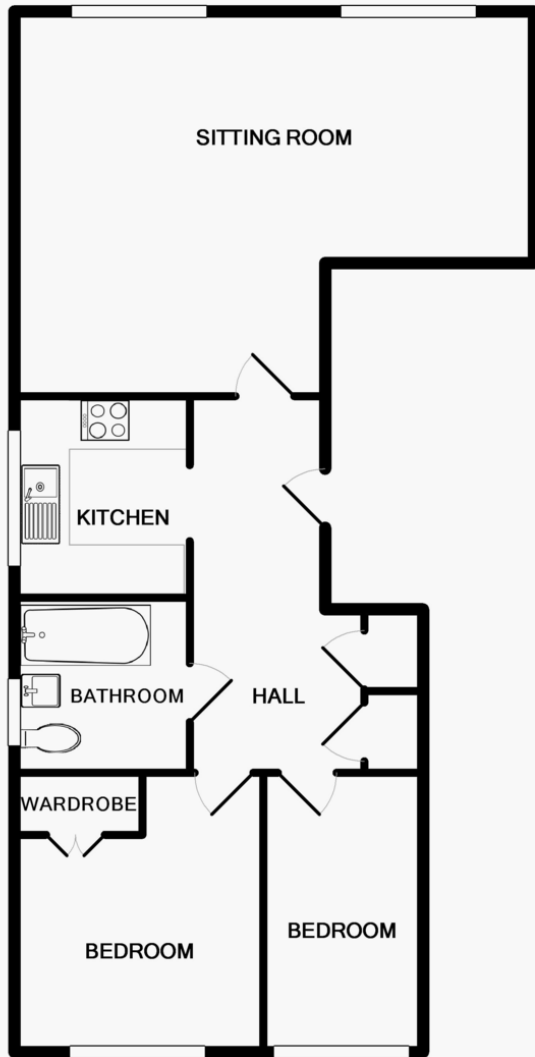
BEDROOM TWO

Single bedroom.

Council Tax Band – D

Energy Rating - B





TOTAL APPROX. FLOOR AREA 70.6 SQ.M. (760 SQ.FT.)
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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.

