



West Street, Dorking, Surrey, RH4 1BL

Available mid August 2024

£1200 pcm

**West Street, Dorking, Surrey, RH4 1BL**

- AVAILABLE MID AUGUST
- UNFURNISHED
- CHARACTER PROPERTY
- FITTED KITCHEN WITH APPLIANCES
- TWO BEDROOMS
- GAS CENTRAL HEATING
- TOWN CENTRE LOCATION



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### THE PROPERTY

A character two bedroom ground floor flat in the centre of Dorking Town. The property comprises a kitchen diner, two bedrooms, a modern bathroom suite and lounge with a bay window. The property is within walking distance of the train station and High Street.

### KITCHEN/DINER

Stone tiled floor, fitted units, electric oven and gas hob, fridge/freezer, washing machine, extractor.

### LOUNGE

Built in shelving, character decorative fireplace, stone flooring, bay window, door onto street.

### BEDROOM ONE

Character decorative fireplace, small cupboard.

### BEDROOM TWO/STUDY

Small double, exposed brickwork, laminate flooring, folding door to kitchen.

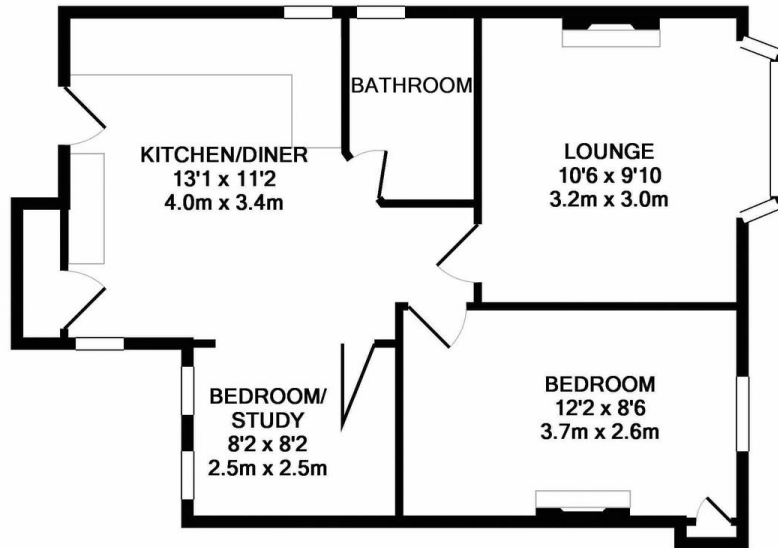
### BATHROOM

White suite with shower over bath, tiled flooring.

**Energy Rating – C**  
**Council Tax Band - C**







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.