



Myrtle Road, Dorking, RH4 1DA

Available late August

£1,350 pcm

Myrtle Road, Dorking, RH4 1DA

- AVAILABLE LATE AUGUST
- UNFURNISHED
- TWO BEDROOM FIRST FLOOR APARTMENT
- MODERN KITCHEN AND BATHROOM
- POPULAR RESIDENTIAL DEVELOPMENT
- IDEAL LOCATION FOR THE TOWN AND STATION
- OFF STREET PARKING FOR ONE
- GAS CENTRAL HEATING



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THE PROPERTY

A well presented two bedroom first floor apartment situated just a moments walk of Dorking Town Centre. The apartment benefits from a spacious open plan lounge/diner, integrated storage and off street parking for one car. Further on street parking permits available.

ENTRANCE HALL

spacious hall with storage cupboard.

OPEN PLAN LOUNGE

good size open plan lounge/diner to the kitchen.

KITCHEN

fitted kitchen with a range of floor and wall mounted units, gas hob, electric oven, freestanding fridge freezer and washing machine.

BEDROOM ONE

double bedroom with integrated wardrobe.

BATHROOM

modern white suite with shower over the bath, wash hand basin, w/c and towel rail.

BEDROOM TWO

single bedroom/study.

OUTSIDE

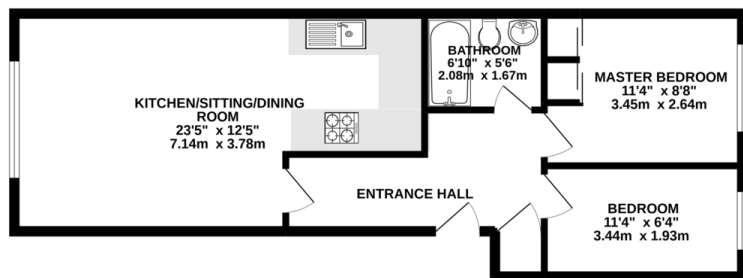
small communal garden seating area and rear off street parking for one car.

Council Tax Band – D

Energy Rating - C



552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq ft. (51.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should not 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.
Made with floorplan 10/22

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.

