



St Pauls Road West, Dorking, Surrey, RH4 2HU

Available mid/late October

£1250 pcm

St Pauls Road West, Dorking, Surrey, RH4 2HU

- AVAILABLE MID/LATE OCTOBER
- TWO BEDROOM FIRST FLOOR FLAT
- FITTED KITCHEN WITH APPLIANCES
- BUILT IN WARDROBES
- MODERN BATHROOM SUITE
- ALLOCATED COVERED PARKING FOR TWO CARS
- OUTSIDE LOCKABLE STORAGE
- CLOSE TO DORKING TOWN CENTRE
- ENERGY RATING - C
- COUNCIL TAX BAND - C



171 High Street, Dorking,
Surrey, RH4 1AD

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ENTRANCE HALL

With fitted storage unit.

LIVING ROOM

13' 9" x 18' 8" (4.2m x 5.7m) Fitted TV unit with ample storage, a sofa and with views to Ranmore.

KITCHEN

8' 6" x 6' 10" (2.6m x 2.1m) White fitted units, washing machine, fridge/freezer, electric oven with gas hob.

BATHROOM

5' 10" x 7' 6" (1.8m x 2.3m) White suite with shower over bath.

BEDROOM ONE

11' 1" x 9' 10" (3.4m x 3m) Double room with large fitted wardrobes.

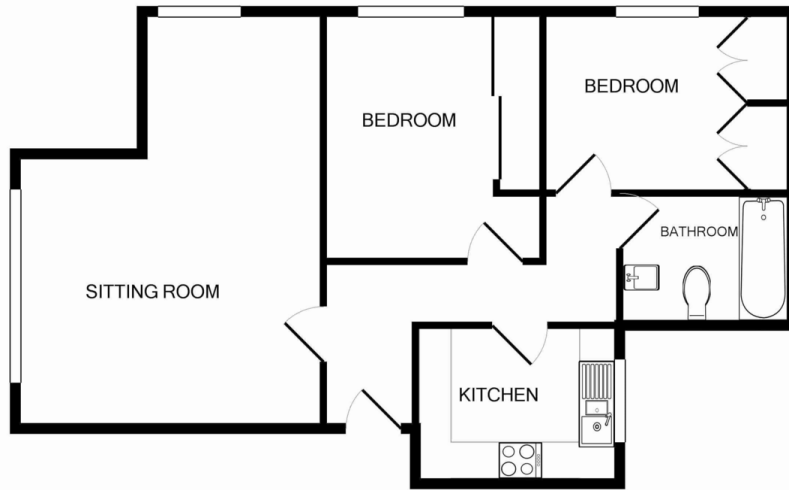
BEDROOM TWO

8' 2" x 8' 10" (2.5m x 2.7m) Single room with fitted wardrobes.

OUTSIDE

Sheltered parking for two cars and lockable ground floor storage.





Total Approx. Floor Area 56.9 Sq.M. (612 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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, Van Mildert. 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.

