



Highacre, Dorking, RH4 3BF

Available mid/late October 2024

£1,425 pcm

Highacre, Dorking, RH4 3BF

- AVAILABLE MID/LATE OCTOBER
- UNFURNISHED
- TWO BEDROOM GROUND FLOOR APARTMENT
- EXTENSIVE COMMUNAL GROUNDS
- HIGHLY DESIRABLE DEVELOPMENT
- SINGLE GARAGE



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THE PROPERTY

Rarely available in a highly desirable location, we bring to market this superb ground floor two bedroom apartment. Extensive communal grounds and the added benefit of a single garage.

ENTRANCE HALL

Own front door into spacious entrance hall, storage cupboards and utility room.

SITTING/DINING ROOM

Good size room with views to the communal grounds.

KITCHEN

Modern fitted kitchen with a range of appliances and units.

BATHROOM

Modern white suite with shower over the bath.

BEDROOM TWO

Small double room with fitted wardrobe.

BEDROOM ONE

Double room with fitted wardrobe.

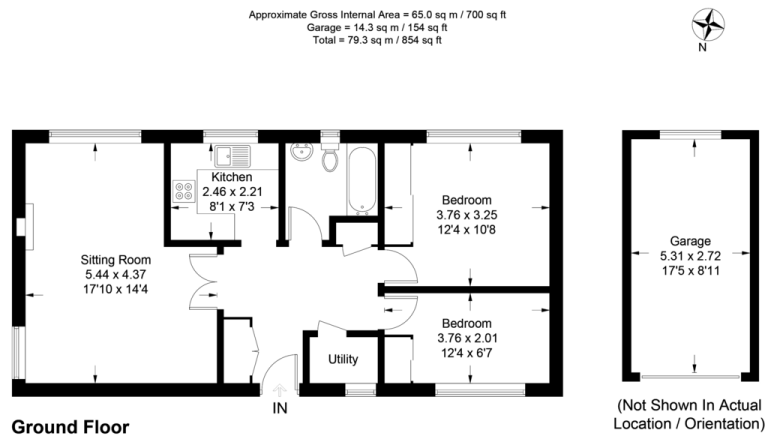
OUTSIDE

Extensive communal grounds extending to woodland, meadows and old stonework. Off street parking and a single garage.

Council Tax Band – E

Energy Rating - D





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID613300)
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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.