



High Street, Dorking, Surrey, RH4 1AY

Available early November

£1,450 pcm

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- AVAILABLE EARLY NOVEMBER
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN KITCHEN/LIVING ROOM
- FEATURE ROOMS WITH TALL CEILINGS
- MODERN FITTED KITCHEN
- HIGH SPECIFICATION THROUGHOUT
- GAS CENTRAL HEATING
- CAR PARK PERMIT PARKING



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DESCRIPTION

Recently developed Two Bathroom Two Bedroom Luxury Apartment. Dorking town centre location within a short walk to the train station. The property benefits from a high quality specification throughout including a fitted kitchen with a range of integrated appliances.

COMMUNAL ENTRANCE

HALLWAY

KITCHEN/LIVING ROOM

Generous Living space with tall ceilings, private balcony modern fitted kitchen

KITCHEN

Grey wall and base units, fitted appliances and stone affect countertop

BEDROOM ONE

Double bedroom with fitted storage and door leading to En-suite

ENSUITE

Standalone shower, wc and wash hand basin

BEDROOM TWO

Double bedroom with doors to Jack and Jill en-suite shower room

SHOWER ROOM/WC

Standalone shower, wc and wash hand basin

Council Tax band – C
Energy Rating - C



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.