



South Street, Dorking, RH4 2EU

Available late October

£1350 pcm



**South Street, Dorking, RH4 2EU**

- AVAILABLE LATE OCTOBER
- UNFURNISHED
- TWO BEDROOM MODERN APARTMENT
- HIGH SPECIFICATION THROUGHOUT
- INTEGRATED APPLIANCES
- TOWN CENTRE LOCATION
- OFF STREET PARKING
- LOCKABLE STORAGE ROOM
- BATHROOM & ENSUITE SHOWER ROOM



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## THE PROPERTY

### DESCRIPTION

Excellent two bedroom modern apartment situated on the first floor and located in the centre of Dorking Town. The apartment is finished to a high specification throughout and benefits from off street parking. The property comprises kitchen/living room with integrated appliances, bathroom and en suite shower room, two bedrooms and lockable storage.

### ENTRANCE HALL

### OPEN PLAN KITCHEN/LIVING ROOM

Large room with modern fitted kitchen. Rear aspect.

### MASTER BEDROOM

Large double bedroom with door leading to ensuite.

### ENSUITE

Stand-alone shower, w.c and wash hand basin

### BEDROOM 2

Large double bedroom.

### MAIN BATHROOM

Bath with shower over, wc and wash hand basin

### ALLOCATED PARKING SPACE

**Council Tax Band: C**

**EPC Rating: B**





## **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.