



Vincent Walk, Dorking, RH4 3JB

£1,100 PCM



- AVAILABLE NOW
- BRAND NEW STUDIO APARTMENT
- TOWN CENTRE LOCATION
- COURTYARD SETTING
- UNFURNISHED
- ELECTRIC HEATING
- WELL EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES
- EXCELLENT LOCATION FOR THE TOWN AND STATION

Description

OPEN PLAN KITCHEN/LIVING/STUDIO:
fully fitted handleless kitchen units with quartz worktops, integrated fridge/freezer, washer/dryer, electric oven and hob with overhead extractor fan. Storage cupboard housing the water tank and internet connections. Open plan studio room.

SHOWER ROOM:
shower room, w/c, wash hand basin, vanity unit and heated towel rail.

A brand new luxury studio apartment located within a courtyard setting in the center of Dorking Town.

Dorking High Street is a stone throw of the development and approximately 1.5 miles to Dorking Main and Deepdene train stations.

EPC	D
Council Tax Band	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, Lettings in a Box. 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.

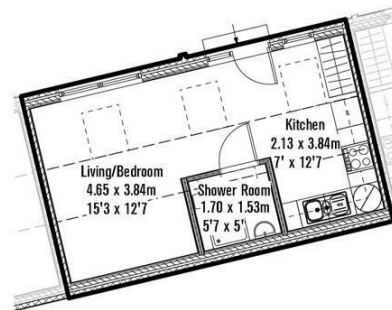
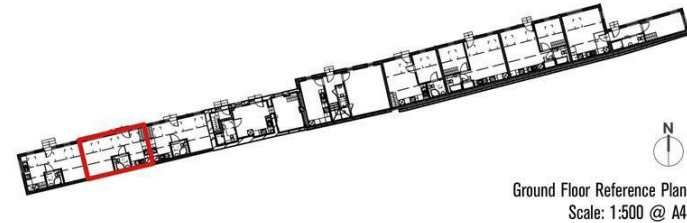
Deposit

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Note - All dimensions given are approximate and should be checked at the property before placing any reliance upon them. Exact opening positions, partition placing and detail may vary slightly from construction, so should be checked at the property before making decisions reliant upon them.

Vincent's Walk,
Dorking, Surrey
RH4 2FZ

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877618 Email: dorkinglettings@patrickgardner.com
<https://www.patrickgardner.com/>