



Reigate Road, Dorking, RH4 1TJ

£1,550 PCM





- AVAILABLE EARLY DECEMBER 2025
- TWO BEDROOM SECOND FLOOR APARTMENT
- WELL EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES
- BEDROOM TWO WITH JULIET BALCONY
- TOWN CENTRE LOCATION
- UNFURNISHED
- WELL PRESENTED THROUGHOUT
- MASTER BEDROOM WITH ENSUITE
- OFF STREET GATED PARKING
- WALKING DISTANCE TO TRAIN STATIONS

## Description

### HALLWAY:

Spacious hallway with airing cupboard, cupboard housing washer/dryer, internal doors leading to:

### SITTING/DINING ROOM:

Light and airy L-shaped room with Juliet balcony and open plan to kitchen.

### KITCHEN:

Modern fully fitted open plan kitchen with integrated appliances including electric hob and extractor over, dishwasher and fridge/freezer, window.

### BATHROOM:

Modern white suite comprising bath with mains operated shower over and glass shower screen, wall hung wash hand basin, wc, heated towel rail and obscure glazed window.

### MASTER BEDROOM:

A good size double room with fitted wardrobes and door to ensuite:

### ENSUITE:

Modern white suite comprising wc, wash hand basin, shower enclose with mains operated shower.

### BEDROOM TWO:

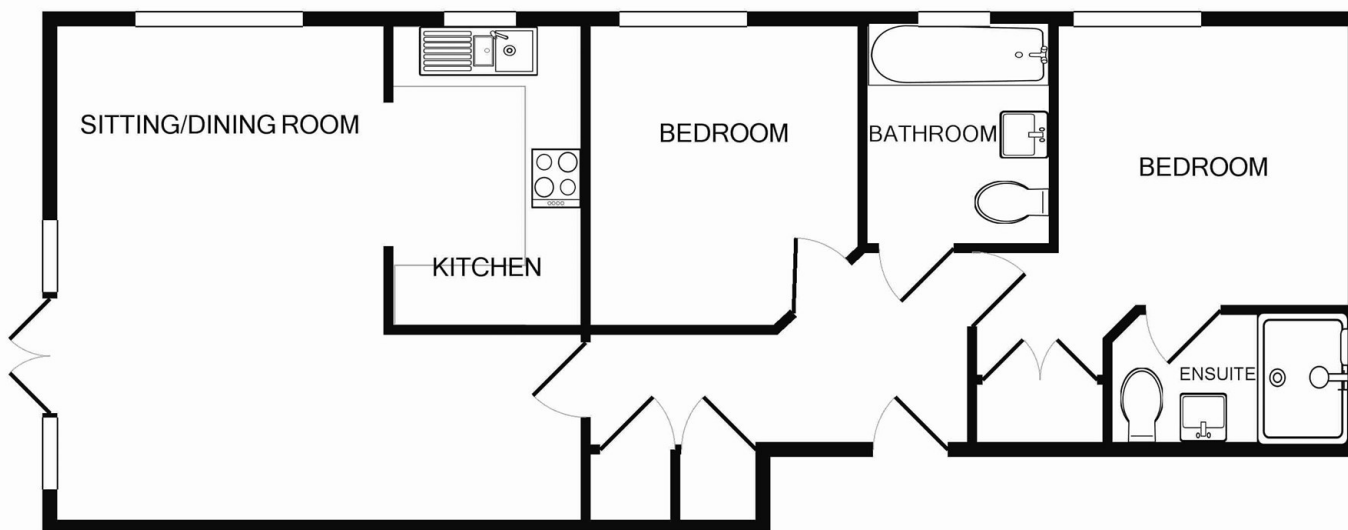
Small double room with fitted mirrored wardrobes.

### OUTSIDE:

The property is set within a gate development with well-kept landscaped grounds. There is a residents bicycle store and one parking space.

**EPC** D  
**Council Tax Band** D





Total Approx. Floor Area 62.2 Sq.M. (670 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 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 Referencing. 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.

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