



South Street, Dorking, RH4 2EX

£1,100 PCM



- AVAILABLE MID DECEMBER
- ONE BEDROOM SECOND FLOOR APARTMENT
- TOWN CENTRE LOCATION
- ELECTRIC HEATING
- UNFURNISHED
- VIEWS TO RANMORE
- RESIDENTS PARKING
- MODERN KITCHEN WITH APPLIANCES

Description

COMMUNAL ENTRANCE HALL:
with stairs to first and second floor, intercom door entry.

ENTRANCE HALL:
own front door into entrance hall, entry phone system.

OPEN PLAN KITCHEN RECEPTION ROOM:
bay window with room for a living and dining space, views to Ranmore hillside.

KITCHEN:
modern fitted kitchen with electric hob, oven and extractor, washing machine, fridge.

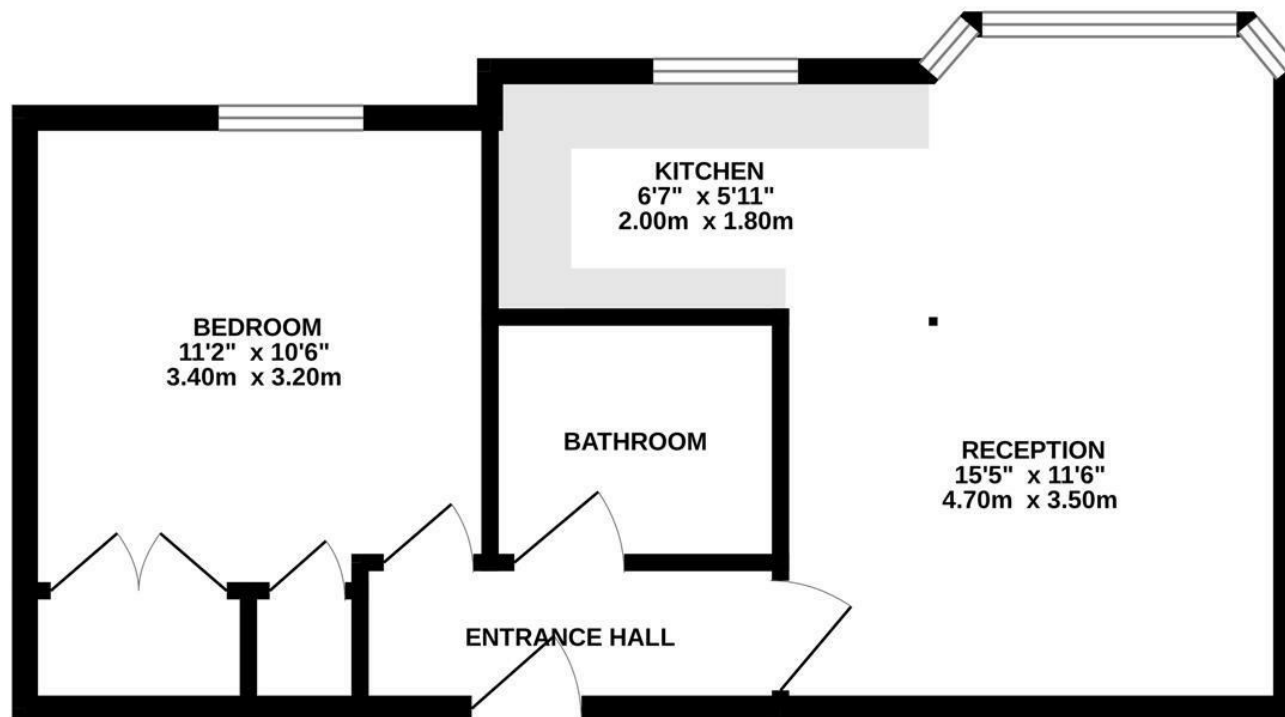
BATHROOM:
white suite with shower over the bath.

BEDROOM:
double bedroom with integrated wardrobes and views to Ranmore hillside.

PARKING:
unallocated residents parking.

EPC D
Council Tax Band B

SECOND FLOOR 411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

171 High Street, Dorking, Surrey, RH4 1AD

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**patrick
gardner**
LETTINGS