



High Street, Dorking, RH4 1AR

£2,000 PCM



- AVAILABLE DECEMBER/JANUARY
- UNIQUE TWO BEDROOM CONVERTED PROPERTY
- KITCHEN WITH INTEGRATED APPLIANCES
- COURTYARD GARDEN AREA
- UNFURNISHED
- HIGH QUALITY FINISH THROUGHOUT
- OFF STREET PARKING FOR TWO VEHICLES
- EXCELLENT HIGH STREET LOCATION

Description

A rare opportunity to occupy this unique and spacious converted two bedroom property, located in the centre of Dorking Town with off street parking for two vehicles. The property boasts a spacious open plan kitchen living space with a high quality finish throughout, two double bedrooms, bathroom, cloakroom and courtyard garden area.

ENTRANCE HALL:

spacious entrance hall with cloakroom w/c.

Steps up to

OPEN PLAN KITCHEN LIVING SPACE:

spacious 36ft long open plan kitchen living/dining space, offering flexible accommodation and original feature barn doors.

KITCHEN:

high quality fitted kitchen with integrated double oven/microwave, electric hob with extractor, fridge freezer, dishwasher, wine fridge and centre island worktop space.

UTILITY ROOM:

washing machine, tumble dryer with storage and worktop space.

Original metal staircase leading to first floor

BEDROOM ONE:

large double bedroom with vaulted ceiling, velux style windows and air conditioning unit.

BATHROOM:

white suite with shower over the bath, w/c and wash hand basin.

BEDROOM TWO:

double bedroom with velux style windows.

EXTERIOR:

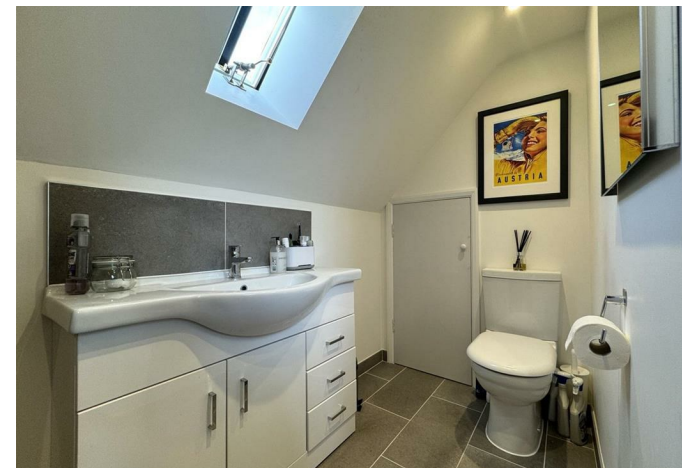
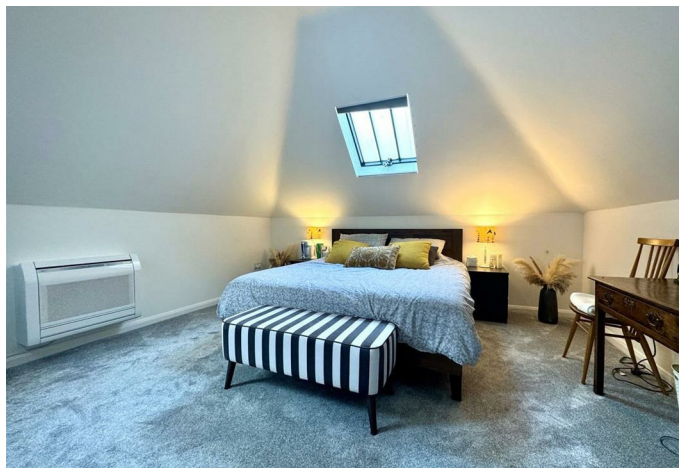
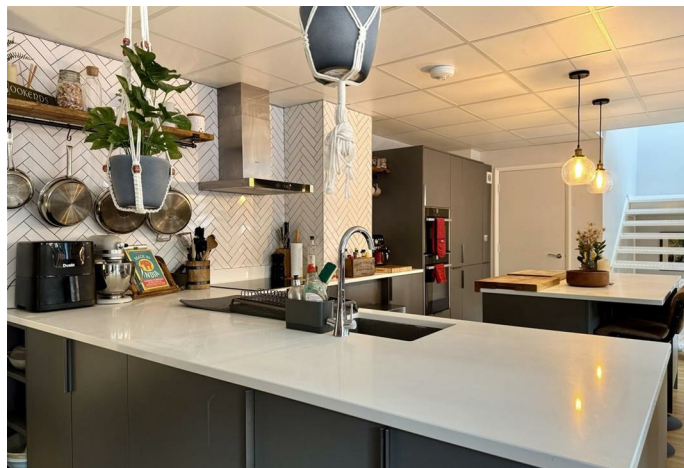
fenced outside courtyard garden space, storage shed and shared access drive with allocated parking for two vehicles.

EPC

Council Tax Band

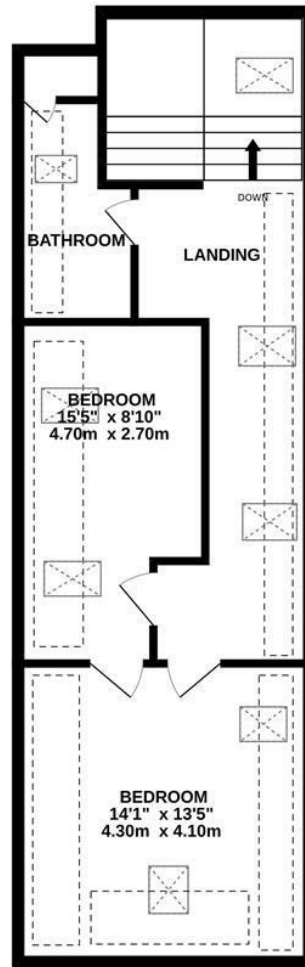
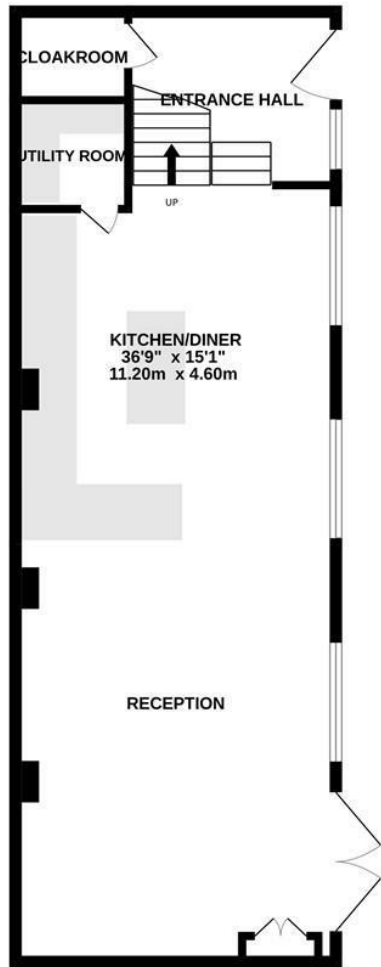
TBC

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GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.7 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.

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.

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**patrick
gardner**
LETTINGS