



Glebe Road, Dorking, RH4 3EF

£1,000 PCM



- AVAILABLE NOW
- AGE RESTRICTED TO OVER 55's ONLY
- MODERN BATHROOM
- COMMUNAL GROUNDS
- ONE BEDROOM FIRST FLOOR APARTMENT
- UNFURNISHED
- MODERN KITCHEN
- ALLOCATED PARKING FOR ONE CAR

Description

This is a superb opportunity to move into this highly regarded development for the over 55's with all the benefits of independent living. Situated at the end of a popular residential cul de sac and enjoying pleasant views of the surrounding area with a further benefit of included allocated parking for one car. Accommodation includes an inviting entrance hall with built in cupboards that provides access to all principal rooms. The open plan sitting/dining room is a real feature of the home with high ceilings a feature fireplace and far-reaching views. The kitchen has a selection of base units with matching eye level cupboards, space for the usual white good appliances and a window overlooking the front of the development. The double bedroom (12'8 x 11'0) is a generous size with built in wardrobe. The updated shower room has been modernised in recent years and includes a large walk in shower and vanity unit. Externally the communal grounds are superbly maintained and adjoin open farmland.

Situation

Set just to the west of the town Sondes Farm is within a level walk of the high street with its comprehensive range of shops and restaurants including Waitrose, Marks & Spencer, Cook, & Sorrel as well as a collection of local & national shops. There are Doctors surgeries nearby in South Street. At the far end of the high street, the Dorking Halls includes a cinema and an adjacent sports centre with a swimming pool. The Dorking Bowling Club is just off the Westcott Road, by the junction of Vincent Lane & West Street. There are 3 stations in Dorking offering services to London, Horsham & the South Coast, Guildford, Redhill & beyond. The immediate area offers some of the county's finest countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill, Polesden Lacey & Norbury Park all close at hand. Just to the north of the town is Denbies, the UK's largest vineyard, offering tours, tasting, shopping & dining experiences.

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, 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.

Approximate Gross Internal Area = 57.5 sq m / 619 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID917884)
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