



South Street, Dorking, RH4 2EU

£1,295 PCM



- AVAILABLE NOW
- SPACIOUS ONE BEDROOM APARTMENT
- INTEGRATED APPLIANCES
- OFF STREET PARKING FOR ONE CAR
- MODERN BATHROOM SUITE
- UNFURNISHED
- HIGH SPECIFICATION THROUGHOUT
- TOWN CENTRE LOCATION
- LOCKABLE STORAGE CUPBOARD

Description

ENTRANCE HALL

with storage cupboard

OPEN PLAN KITCHEN/LIVING ROOM

modern fitted kitchen with appliances, open plan living room with rear aspect.

DOUBLE BEDROOM

good size double bedroom.

BATHROOM

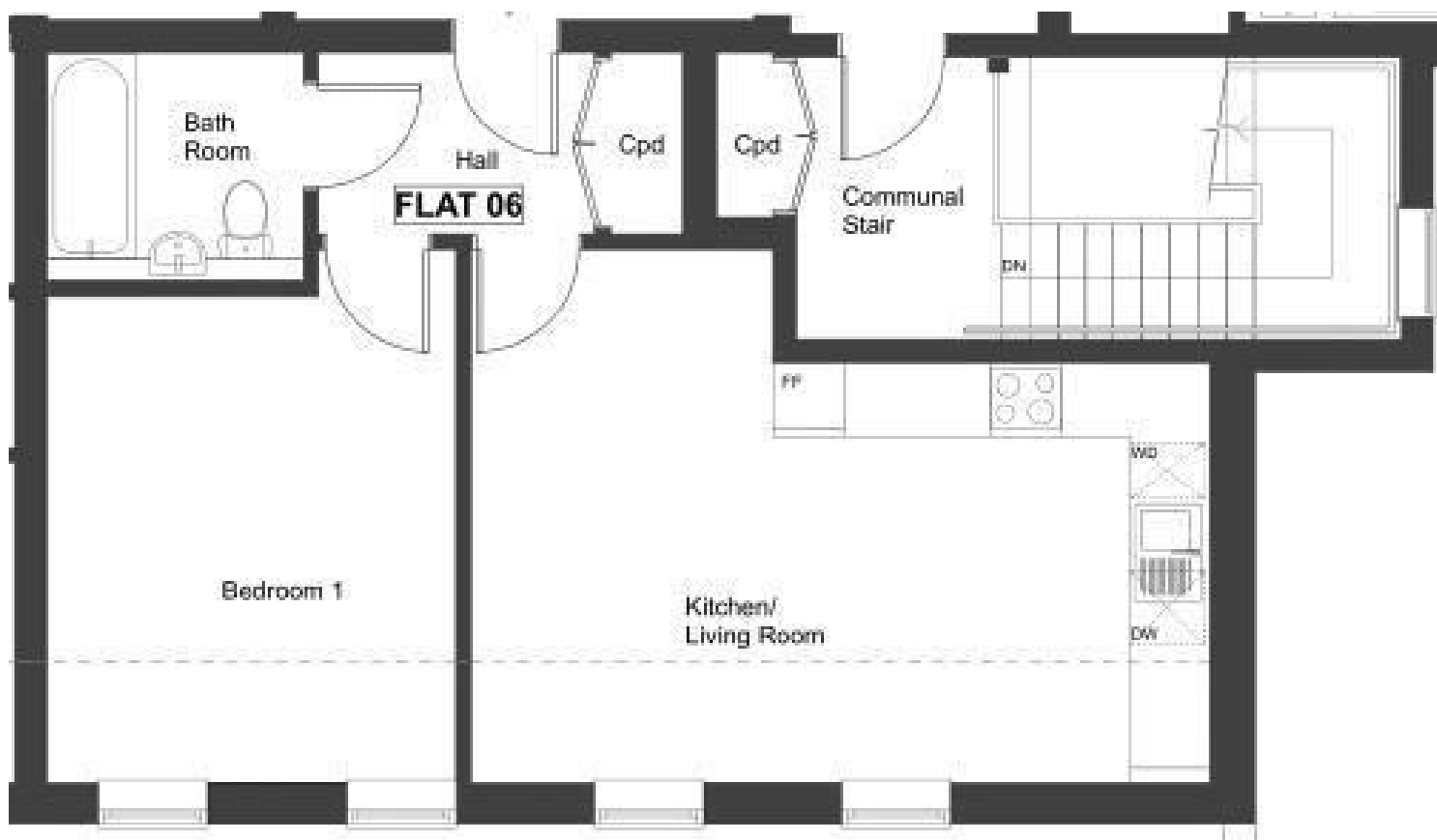
modern white suite, bath with shower over, wc and wash hand basin.

LOCKABLE STORAGE CUPBOARD (EXTERNAL)

ONE ALLOCATED PARKING SPACE

EPC C

Council Tax Band C



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