

**Flat 1, Pump Corner
Dorking
RH4 1BL**

We are very excited to offer this good sized one bedroom apartment in the heart of Dorking.

This property comes with it's own decked balcony.

MUST BE SEEN



**£1,100pcm
Unfurnished**

- Good Sized One Bedroom Apartment
- Fully Fitted Modern Kitchen
- Situated in the centre of the town.



T 01306 884685

Dorking

253 - 255 high street dorking surrey RH4 1RP

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KITCHEN/LIVING ROOM

14'04" x 20'11" Light and bright open plan kitchen/living room with a full range of floor and wall units, stainless steel sink unit, Hotpoint electric double oven and hob, Bosh Washing Machine and under worktop fridge and freezer compartment. Tiled splash back and laminated flooring. Worcester Combi Boiler. Large living room area with double patio doors onto decked balcony.

BEDROOM

9'02" x 9'11" Newly decorated double bedroom.

BATHROOM

4'09" x 8'06" White suite, part tiled. Laminate flooring.



TERMS

- The property is to be let unfurnished on an Assured Shorthold Tenancy for a period of twelve months.
- A holding deposit of £253.84 is required in order to secure this property.
- Rent of £1,100 per calendar to be paid monthly in advance.
- References will be required by the Landlord.
- The tenants are to be responsible for the council tax, water rates and TV licence for the duration of their tenancy.
- The property is Council Tax Band C
- The equivalent of five weeks rent will be required by the Landlord as deposit. To be paid on commencement of the tenancy.
- The Landlord requires that the tenants are non-smokers and pets are not allowed at the property.

PLEASE NOTE

- Tenants should satisfy themselves as to adequacy of any television aerials and reception.
- Tenants may be responsible for telephone connection and broadband charges.
- The initial payment of rent and deposit to be paid direct to our nominated bank account. Cash will not be accepted.

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