Tower Hill, Dorking, RH4 2AW

£1,650 PCM

- AVAILABLE NOW
- TWO DOUBLE BEDROOMS
- ELEVATED POSITION
- STUNNING COMMUNAL GROUNDS
- GAS CENTRAL HEATING
- FURNISHED
- TWO RECEPTION ROOMS
- ALLOCATED PARKING SPACE
- ALMOST 1000 SQ FT OF LIVING SPACE
- BEAUTIFUL VIEWS

Description

DINING ROOM:
stunning period features, 6-seater dining table and chairs, side table. leading to kitchen.

KITCHEN:
range of wall and base units, oven and hob, fridge freezer and dishwasher.

LARGE LIVING ROOM:
side aspect of communal grounds, Three sofas, coffee table and tv unit.

SECOND BEDROOM:
good sized double bedroom, with double bed and free standing wardrobe.

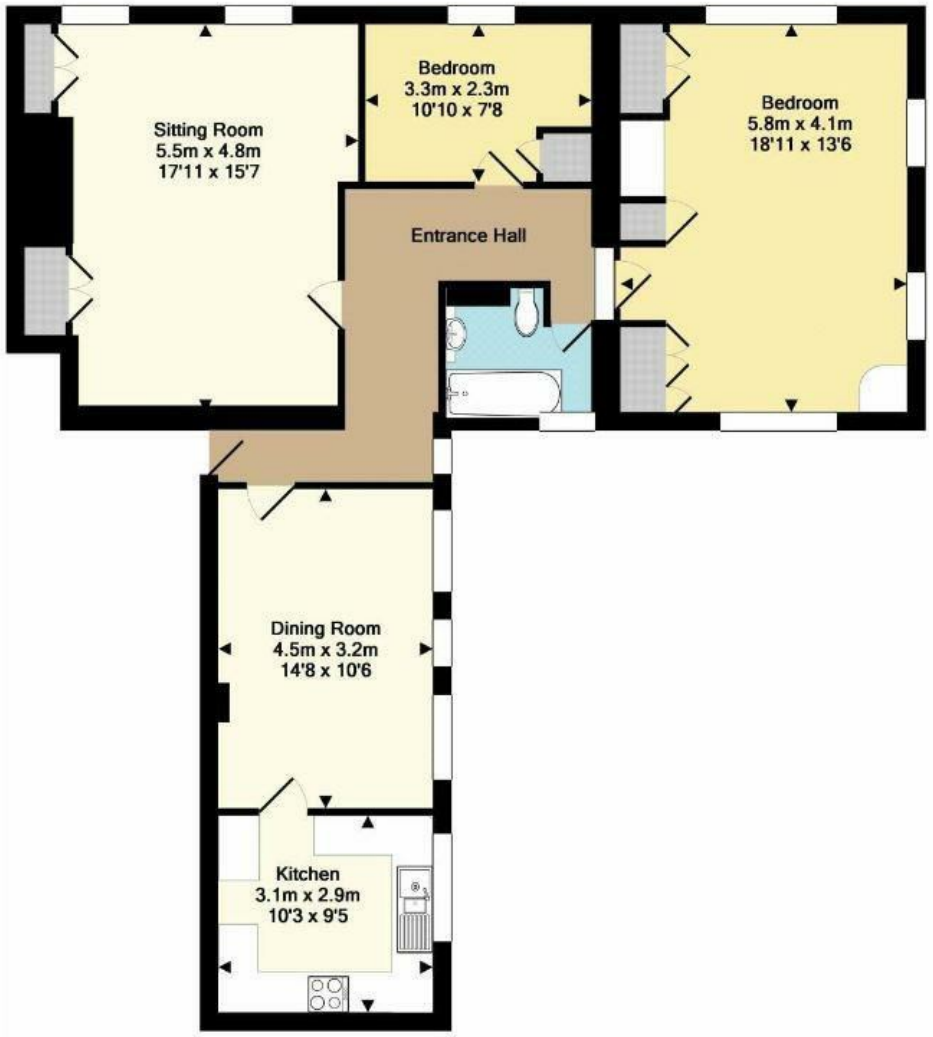
BATHROOM:
white suite, bath with shower over, wc and wash hand basin.

MASTER BEDROOM:
double aspect room with fitted wardrobes, bed and mattress, side tables and occasional chairs.

COMMUNAL:
well-kept gardens with seating areas.

ALLOCATED PARKING SPACE

EPC	C
Council Tax Band	D



TOTAL APPROX. FLOOR AREA 91.4 SQ.M. (984 SQ.FT.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Vuo Property Services Ltd

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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