

High Street, Dorking, RH4 1RT

£1,450 PCM



- AVAILABLE EARLY SEPTEMBER 2026
- UNFURNISHED
- TWO BEDROOM FIRST FLOOR APARTMENT
- TWO BATHROOMS
- ALLOCATED PARKING FOR ONE CAR
- HIGH CEILINGS
- OPEN PLAN KITCHEN/LIVING SPACE
- HIGH STREET LOCATION
- WALKING DISTANCE OF THE STATION

Description

ENTRANCE HALL

communal entrance with stairs to the first floor, own front door into entrance hall with storage cupboards.

OPEN PLAN KITCHEN/LIVING SPACE

modern fitted kitchen with a range of integrated appliances, open plan to the living space.

BEDROOM ONE:

double bedroom with en suite shower room.

BATHROOM:

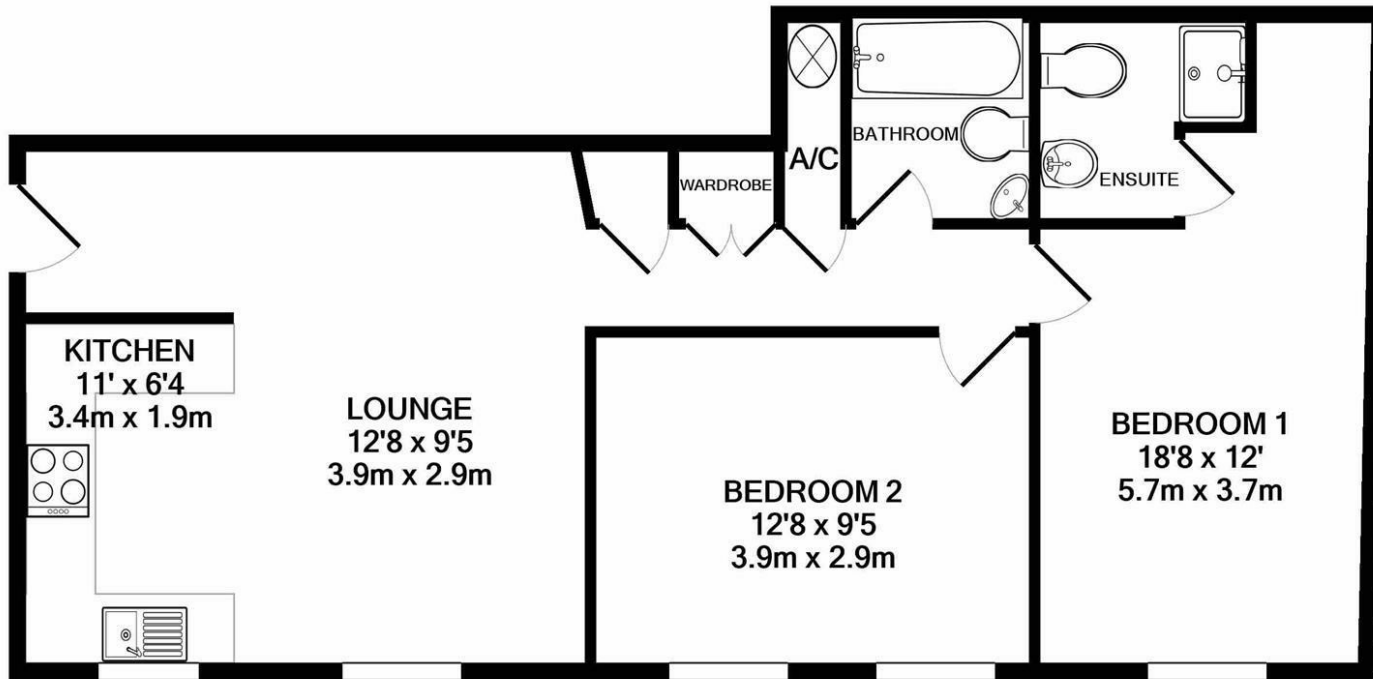
modern part tiled white suite with bath, w/c and wash hand basin.

BEDROOM TWO:

double bedroom.

EPC D
Council Tax Band B





TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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.