



 **patrick
gardner**
LETTINGS

West Street, Dorking, RH4 1BS

£1,175 PCM



- AVAILABLE LATE MAY 2026

- UNFURNISHED

- OFF STREET PARKING FOR ONE CAR

- ELECTRIC HEATING

- ONE BEDROOM GROUND FLOOR
CONVERSION FLAT

- OPEN COURTYARD AREA

- CENTRAL LOCATION

- CLOSE TO STATION

Description

LOUNGE

Spacious double aspect lounge with Virgin Media access point.

KITCHEN

Fitted units with inbuilt appliances including fridge/freezer, oven and electric hob.

SHOWER ROOM

Good size shower room with heated towel rail and white suite.

DRESSING ROOM/STUDY

Walk through area leading to bedroom. Ideally suited to a study or dressing room area.

BEDROOM

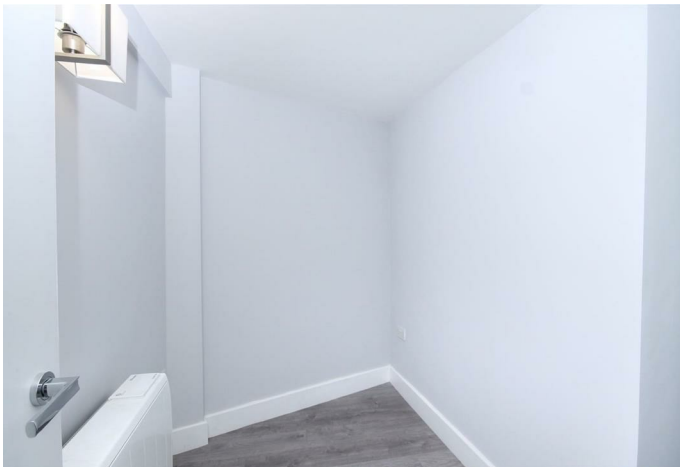
Spacious room with built in storage cupboard and large window.

OUTSIDE

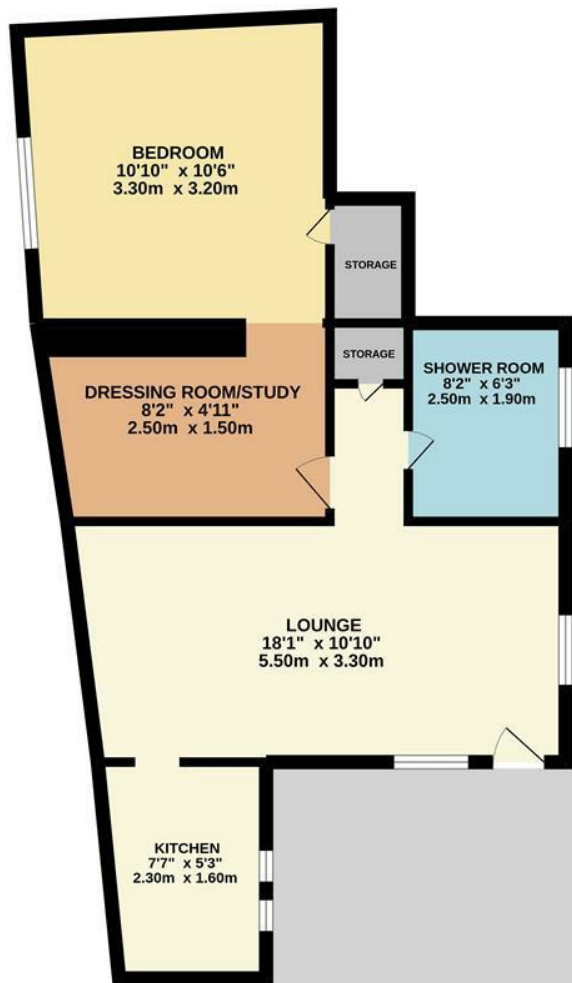
Courtyard area and parking for one vehicle.

EPC C

Council Tax Band C



GROUND FLOOR



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.