



Markham Road, Capel, RH5 5JT

£1,200 PCM



- AVAILABLE EARLY JUNE 2026
- ONE BEDROOM FIRST FLOOR FLAT
- ALLOCATED PARKING
- LARGE LOFT STORAGE
- UNFURNISHED
- MODERN FITTED KITCHEN
- POPULAR VILLAGE LOCATION

Description

ENTRANCE HALL

Storage cupboard.

KITCHEN

Modern kitchen with a range of appliances.

BATHROOM

Fully tiled bathroom with white suite, shower over the bath and towel rail.

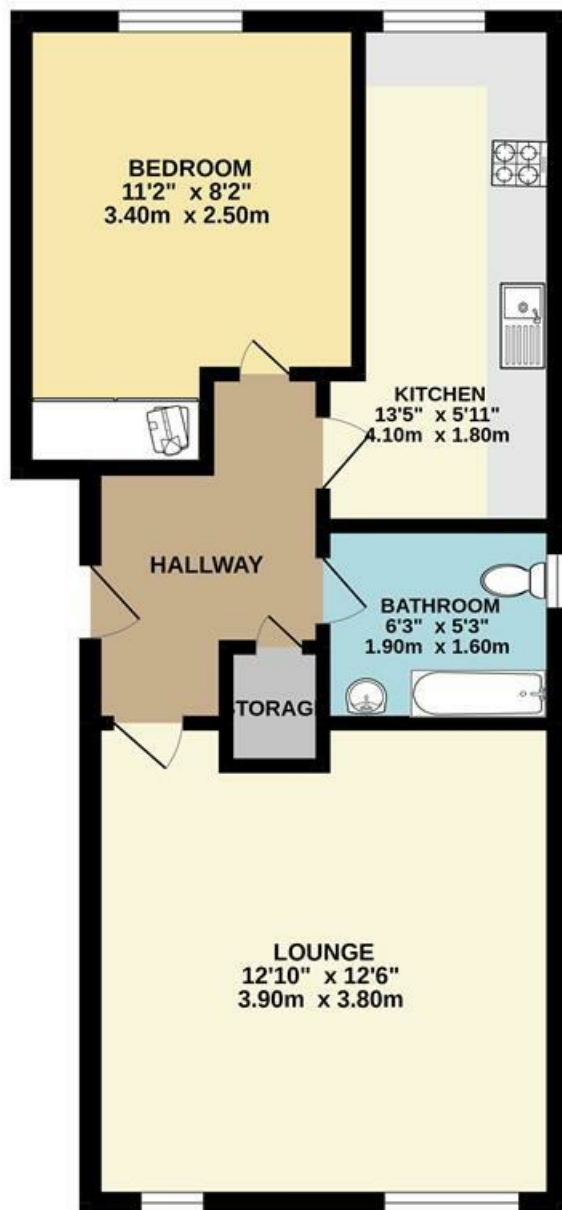
RECEPTION ROOM

Bright and spacious feel with TV connections.

BEDROOM

Double bedroom with built in wardrobe.

|                  |   |
|------------------|---|
| 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