



London Road, Dorking, RH5 6BP

£2,200 PCM



- AVAILABLE LATE SEPTEMBER 2026
- TWO BEDROOM FIRST FLOOR APARTMENT
- EN SUITE TO BOTH BEDROOMS
- SOUGHT AFTER PRIVATE GATED ESTATE
- COMMUNAL GROUNDS AND TENNIS COURT
- PART FURNISHED
- SPACIOUS OPEN PLAN LIVING
- MODERN KITCHEN WITH BOSCH APPLIANCES
- OUTSTANDING VIEWS TO BOX HILL
- ALLOCATED PARKING

Description

THE PROPERTY

A two bedroom, first floor luxury apartment situated within this sought after private estate, outstanding views to Box Hill and well kept landscaped communal grounds with tennis court.

ENTRANCE HALL

Spacious entrance hall with cupboard housing the water tank.

OPEN PLAN LIVING

Large open plan living/dining space with double aspect and outstanding views to Box Hill and the communal grounds. Decorative fireplace and wooden floors throughout.

KITCHEN

Open plan kitchen with integrated Bosch washing machine, dishwasher, fridge/freezer, induction hob, oven and microwave.

BEDROOM ONE

Double bedroom with integrated wardrobes.

EN SUITE SHOWER ROOM

Modern shower room with walk in shower, w/c, wash hand basin and towel rail.

BEDROOM TWO

Double bedroom with integrated wardrobes.

EN SUITE BATHROOM

White bathroom suite with tiled basin vanity unit, handheld shower over the bath and w/c.

COMMUNAL GROUNDS

Large well kept landscaped communal grounds with hillside views to Box Hill and residents Tennis Court.

EPC

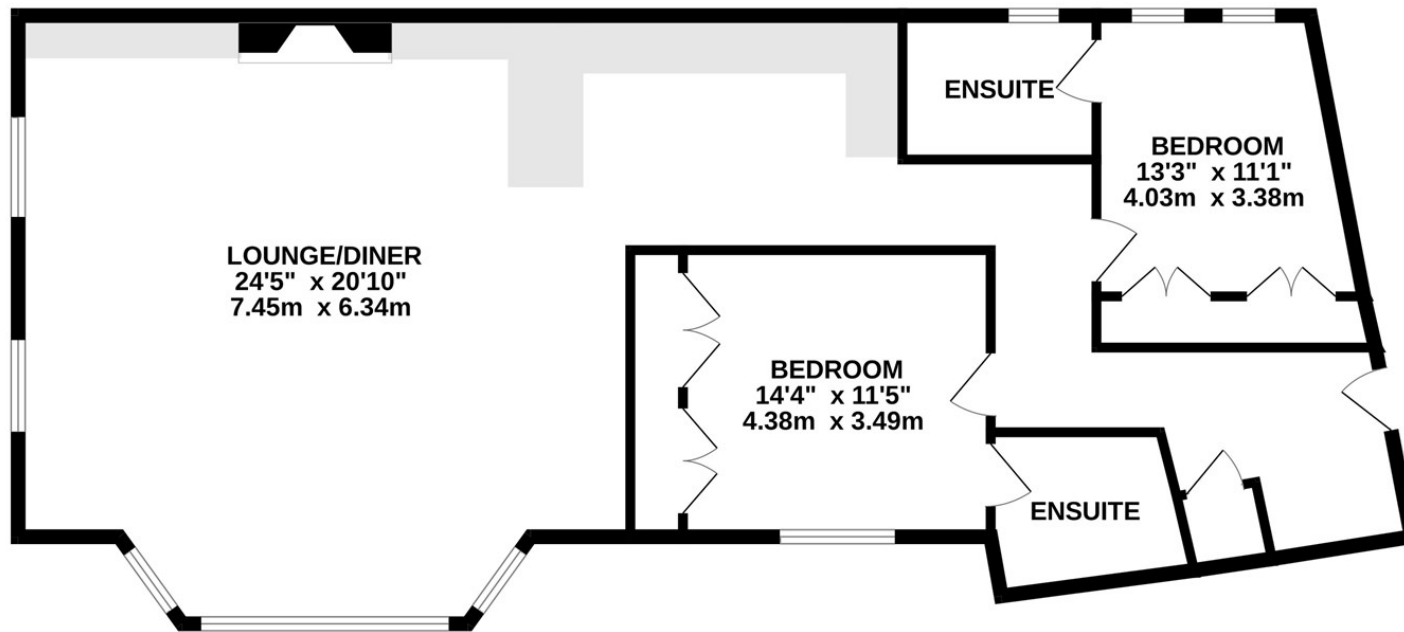
C

Council Tax Band

G



FIRST FLOOR
1173 sq.ft. (108.9 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.

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.
Made with Metropix ©2024

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877618 **Email:** dorkinglettings@patrickgardner.com
<https://www.patrickgardner.com/>

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.

INFORMATION FOR TENANTS

Holding Deposit

We require one week's 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 week's rent at the beginning of negotiations. This amount will be deducted from your first month's 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.