


Limeway Terrace, Dorking, RH4 1HZ

£1,400 PCM










- TWO BEDROOM FIRST FLOOR MAISONETTE
- AVAILABLE NOVEMBER 2026
- RESIDENTS PARKING
- ELECTRIC HEATING
- UNFURNISHED
- CLOSE TO TOWN CENTRE
- MODERN KITCHEN AND BATHROOM
- SINGLE GARAGE

## Description

BEDROOM/STUDY:
double aspect bright room with integrated cupboard.

BEDROOM TWO:
spacious and bright double bedroom with integrated wardrobe.

BATHROOM:
modern fitted bathroom with heated towel rail and shower over bath.

LOUNGE:
spacious open plan living/dining space.

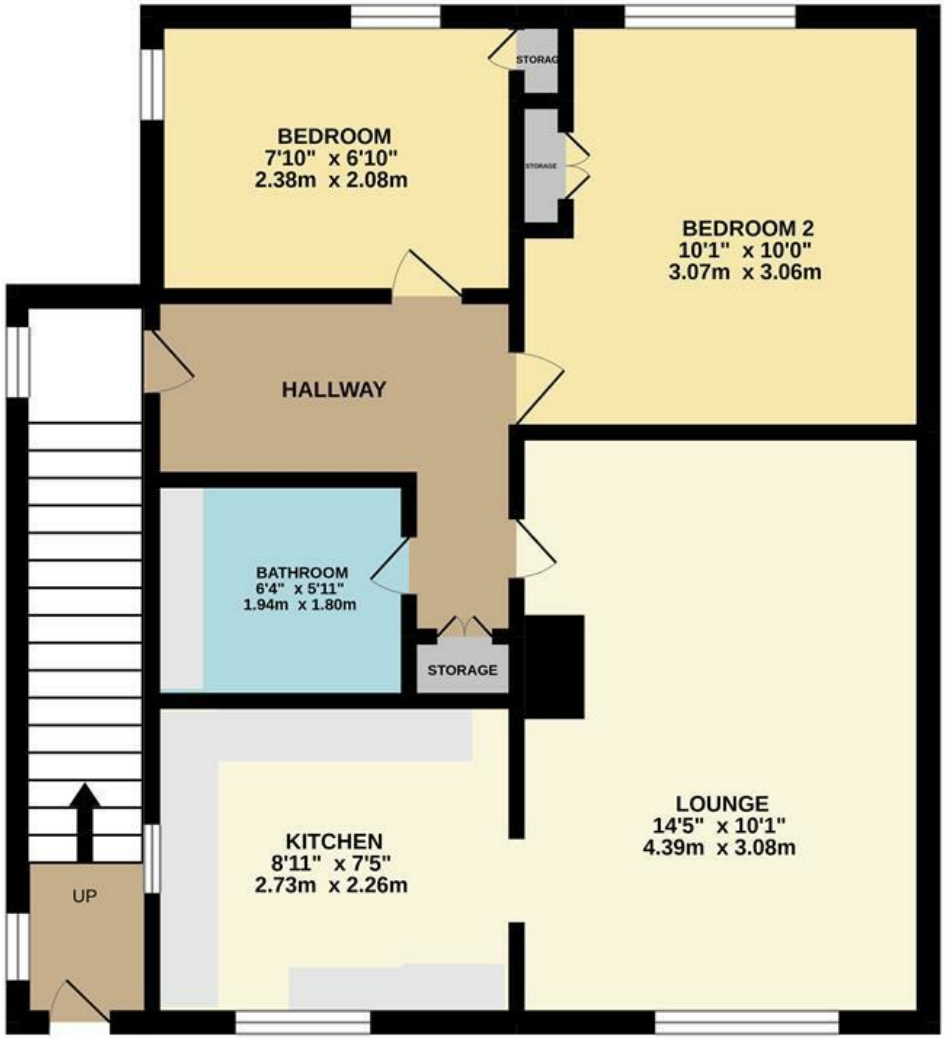
KITCHEN:
consisting of fitted appliances including a washer/dryer, fridge/freezer and integrated oven with electric hob with extractor hood.

SINGLE GARAGE:
with up and over door.

| | |
|---|---|
| EPC | D |
| 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
**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

patrick gardner LETTINGS