

South Street, Dorking, RH4 2HA

£1,200 PCM









- AVAILABLE NOW
- NEWLY CONVERTED ONE BEDROOM GROUND FLOOR APARTMENT
- HIGH QUALITY FINISH THROUGHOUT
- UNFURNISHED
- INTEGRATED KITCHEN APPLIANCES
- TOWN CENTRE LOCATION

Description

OPEN PLAN KITCHEN/LIVING SPACE:
modern fitted kitchen with integrated fridge/freezer, washing machine, dishwasher, electric hob, oven and extractor fan.

SHOWER ROOM:
shower cubicle, w/c and wash hand basin.

UTILITY ROOM:
with washing machine and worktop.

BEDROOM:
bright and spacious double bedroom.

OUTSIDE:
courtyard area.

EPC - TBC C

Council Tax Band - TBC



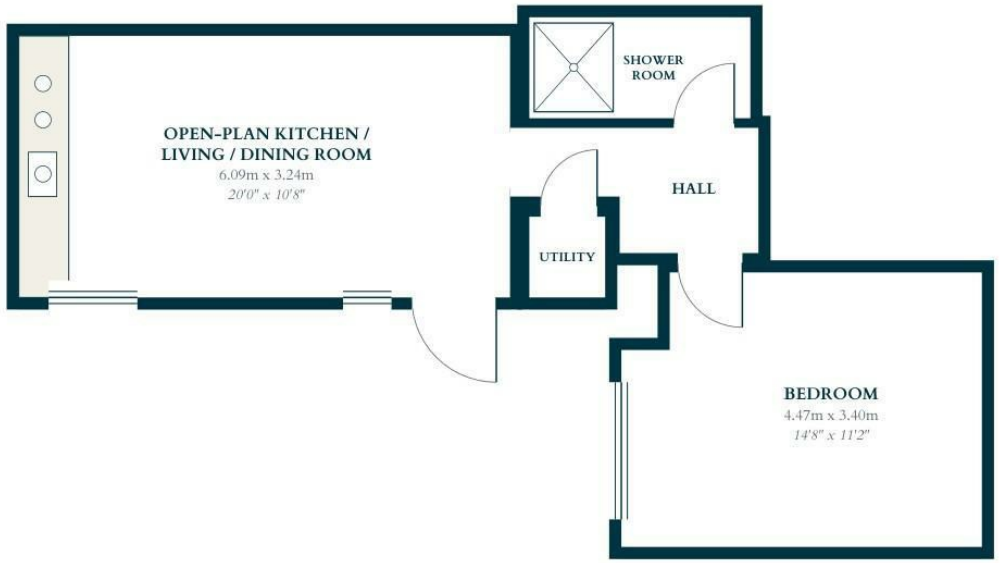




Ground Floor

1 bedroom · 1 shower room · open-plan living

GROUND FLOOR



ACCOMMODATION

GROUND FLOOR

Open-Plan Kitchen / Living / Dining Room
6.09m x 3.24m *(20'0" x 10'8")*

Bedroom
4.47m x 3.40m *(14'8" x 11'2")*

Shower Room
2.74m x 1.25m *(9'0" x 4'1")*

Hall
1.78m x 1.54m *(5'10" x 5'1")*

Utility
1.00m x 0.94m *(3'3" x 3'1")*

Approx. internal floor area: approx. 43 sq m (458 sq ft)

Illustrative plan, not to scale. Room sizes are approximate maximum dimensions scaled from the architect's draft proposed drawings (Owen & Loyd Architects, A24016 A(S4)04-06, December 2025). Layouts, dimensions, doors, windows and fittings are indicative only and may change. Prospective purchasers should verify all measurements; this plan does not form part of any contract.

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.

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