



Paper Mews, Dorking, RH4 2FY

£1,175 PCM



- AVAILABLE MID MAY
- TOWN CENTRE LOCATION
- MODERN THROUGHOUT
- OPEN PLAN LOUNGE/KITCHEN
- ONE BEDROOM APARTMENT
- ELECTRIC HEATING
- INTEGRATED APPLIANCES

## Description

A one bedroom second floor converted apartment in Dorking Town Centre with views over Ranmore. It consists of a spacious open plan lounge/kitchen with integrated appliances including fridge/freezer and electric oven and hob. Double bedroom, spacious hall/dining area and modern bathroom suite.

### DINING ROOM:

Spacious and bright dining room with large Velux window.

### LOUNGE/KITCHEN:

Spacious open plan with integrated appliances including electric oven, hob, washing machine and fridge/freezer.

## Situation

### BEDROOM:

Double bedroom with large sash window with views of Denbies.

### BATHROOM:

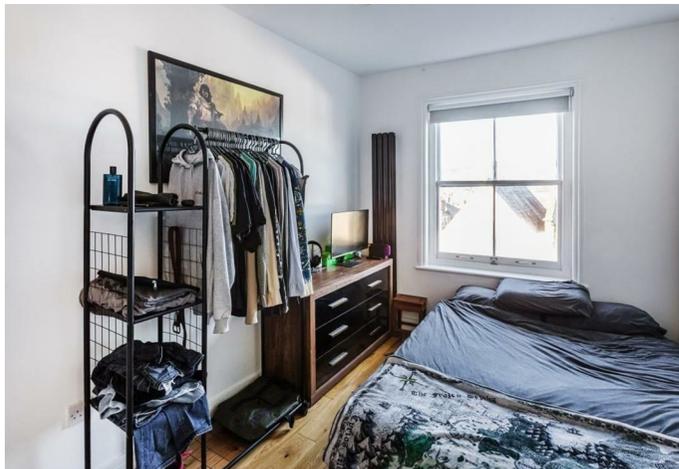
Modern bathroom with white suite, integrated basin and shower over bath.

EPC

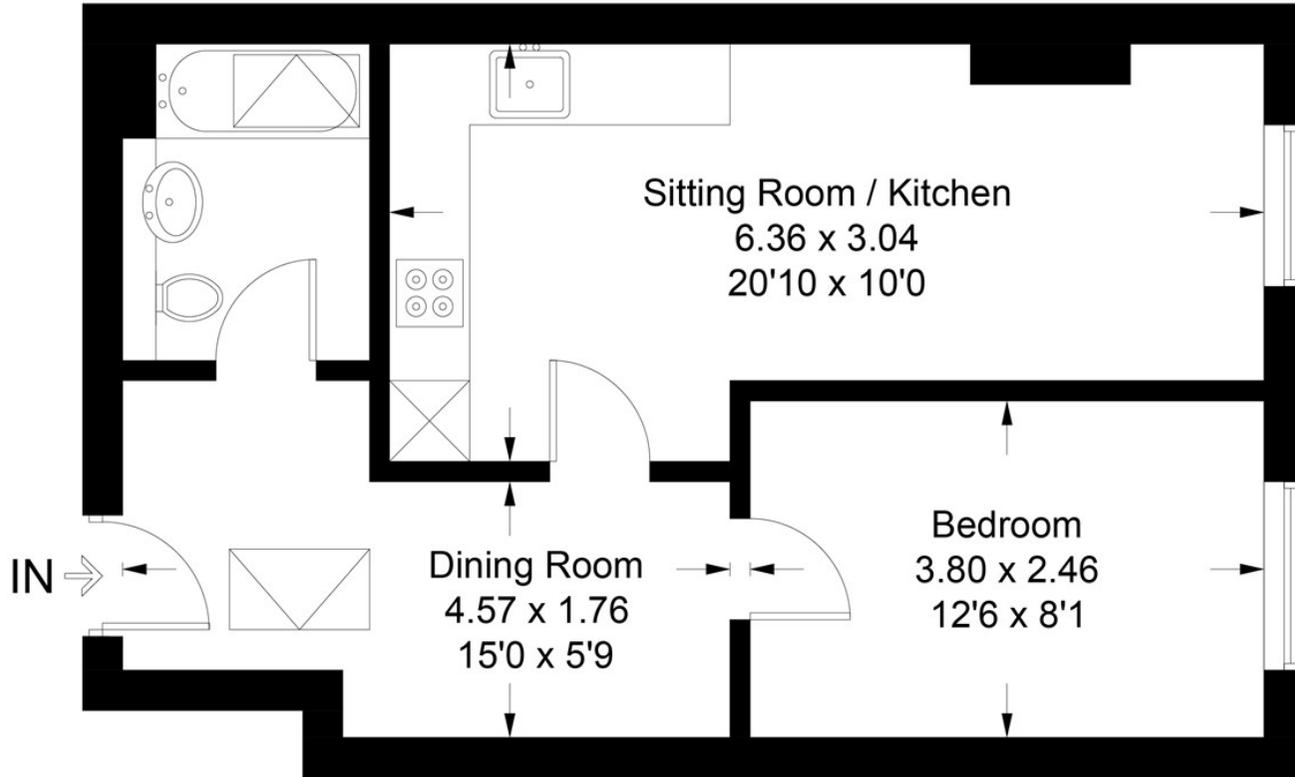
C

Council Tax Band

B



Approximate Gross Internal Area = 43.3 sq m / 466 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID823608)  
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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.

