Tower Hill Road, Dorking, RH4 2AZ

£1,450 PCM

- AVAILABLE OCTOBER 2026
- TWO BEDROOM FIRST FLOOR MAISONETTE
- BATHROOM AND EN SUITE SHOWER ROOM
- RESIDENTS PARKING AND COMMUNAL GARDEN
- UNFURNISHED
- MODERN KITCHEN WITH APPLIANCES
- NEUTRAL DECOR & CARPETS
- A SHORT WALK OF THE TOWN CENTRE

Description

HALLWAY:
with stairs to first floor and storage cupboard.

LIVING ROOM:
spacious room with neutral carpets & decor.

KITCHEN:
fitted white high gloss cabinets, fridge/freezer, washer/dryer and dishwasher.

MASTER BEDROOM:
spacious room with neutral carpets & decor.

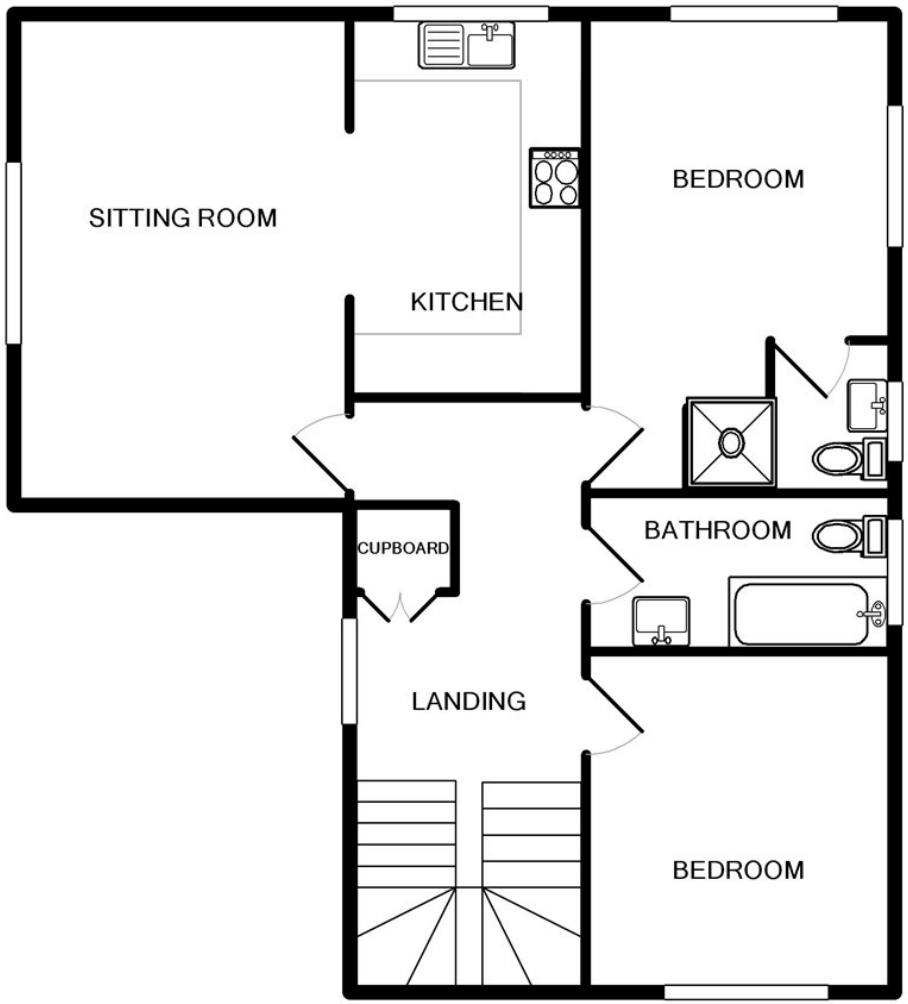
ENSUITE TO MASTER BEDROOM:
fully tiled modern shower room, white suite.

BEDROOM:
double bedroom with neutral carpets & decor.

BATHROOM:
fully tiled modern white suit with w/c, basin, shower over bath.

OUTSIDE:
communal garden area to the front of property and residents parking.

EPC	C
Council Tax Band	C



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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.

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