



South Street, Dorking, RH4 2EW

£2,000 PCM



- AVAILABLE MAY 2026
- THREE DOUBLE BEDROOM DUPLEX APARTMENT
- TWO BATHROOMS
- PERIOD FEATURES THROUGHOUT
- ALLOCATED PARKING
- UNFURNISHED
- MASTER SUITE WITH DRESSING ROOM AND ENSUITE
- LARGE OPEN PLAN KITCHEN/LIVING ROOM
- TOWN CENTRE
- VIEWS ACROSS SURREY HILLS

Description

ENTRANCE HALL:

Tall ceiling, entrance hall with space for shoe rack and coat stand, stairs leading to first floor.

OPEN PLAN KITCHEN AND LIVING ROOM:

Large open living space with modern fitted kitchen. Fully fitted kitchen with appliances, kitchen island with space for stools, space for dining table, open to living room.

BEDROOM TWO:

Large double bedroom with feature fireplace and views across the surrey hills. stairs leading to the second floor.

MASTER BEDROOM SUITE:

Generous master bedroom with dual aspect, doorway leading to dressing area.

ENSUITE:

Large room with stand alone shower, wc, wash hand basin and freestanding roll top bath.

BEDROOM THREE:

Double bedroom with far reaching views.

ALLOCATED PARKING SPACE

EPC C
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

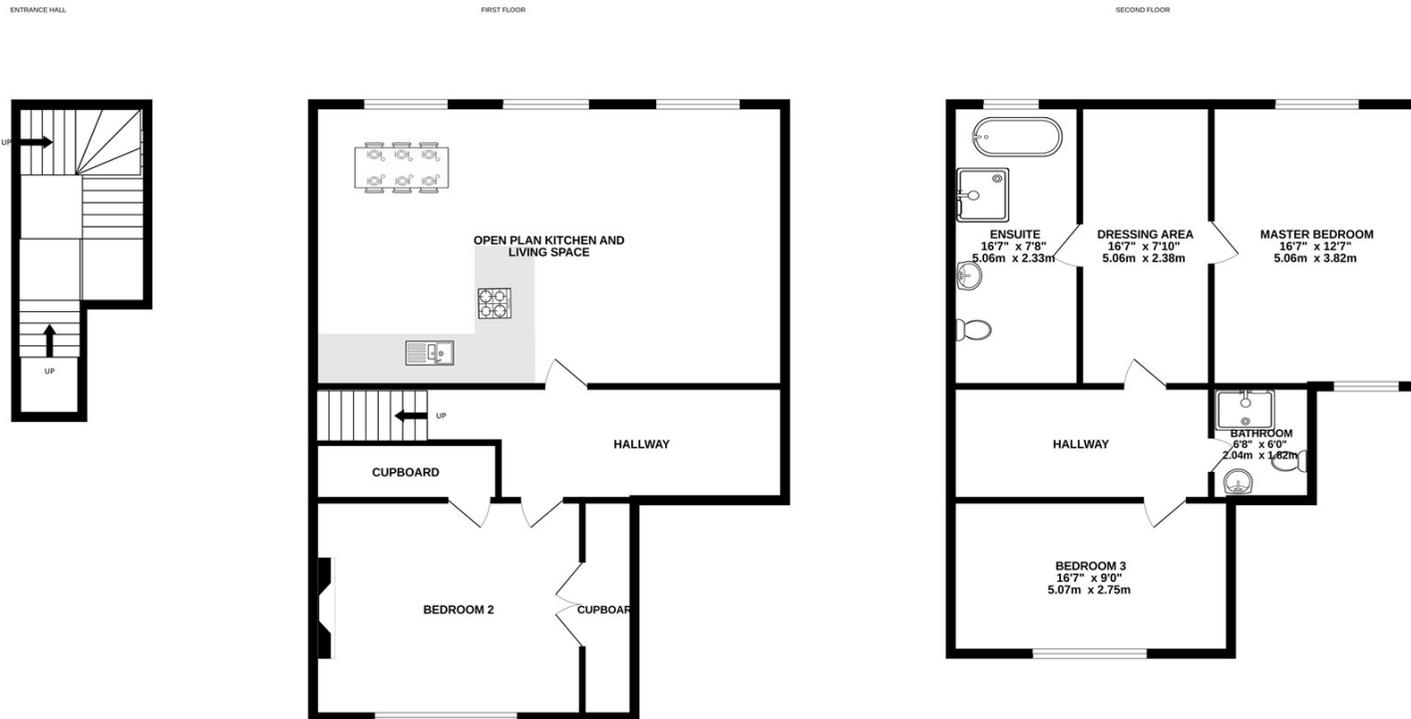
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

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.



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 fixtures, systems and appliances shown have not been tested and no guarantee is given.

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**patrick
gardner**
LETTINGS