

Leaders

First In Letting

www.leaders.co.uk



Leaders

280 High Street, Dorking, RH4 1QT
Tel: 01306 735105 Fax: 01306 743396
email: dorking@leaders.co.uk

www.leaders.co.uk



Leaders Mortgages

Just another reason why we are First in Letting.
www.leaders.co.uk/mortgages

Leaders

First In Letting

www.leaders.co.uk



The Leaders guide to

Buy To Let

in Dorking



Investing in Dorking

Dorking, Surrey is a historic market town situated about 25 miles south of London at the foot of the North Downs which provides a beautiful backdrop to the town. Dorking has so much to offer its residents it all - a new sports centre, a new state of the art medical surgery, a cinema, Dorking Halls, independent shops as well as a few known chain stores, decent pubs and a mixture of restaurants.

Entertainment

The Dorking Halls is a complex offering cinema, theatre, leisure centre and swimming pool facilities. Dorking Halls is also an annual host to a professional pantomime. There is also an annual Arts Alive Festival which takes place in October. Dorking also has a museum, a library, and about thirty pubs. Dorking is also a splendid location for eating out, with a great selection of traditional pubs and a variety of eateries.

Shopping

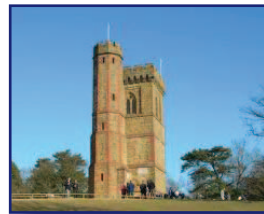
Dorking town centre offers an enjoyable and diverse shopping experience from independent retailers to well known chain stores. There is also an abundance of antiques shops, where all dealers were very professional.

Communications

Dorking is easily accessible from the A24, A25 and the M25 is just 15 minutes away. Gatwick international airport is just 30 minutes away and Heathrow international airport around an hour away. Dorking has three railway stations, the main Dorking station accessing both London Victoria and London Waterloo mainline stations (Dorking is less than an hour by train from Waterloo) and, in the opposite direction to Horsham and the south coast. Dorking Deepdene and Dorking West stations link to Gatwick airport and Reading mainline station via Guildford. The Eurostar terminal at Ashford is easily accessed via the M25 and M20.

Surrey Hills

Wherever you are in Dorking you are almost sure to catch sight of the stunning Surrey Hills which provides a dramatic, beautiful backdrop to the day-to-day activities of the town. Surrey Hills is the nationally protected landscape of rolling chalk downs and rich grasslands, which offers some of the best walking in Southern England. From Farnham in the west to Oxted in the east and extending south to the in Haslemere, the Surrey Hills stretches across a quarter of the county.



What to buy

Please note that the figures below are based on recent sales in Dorking and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Medium	£130K+	£ 450 - £ 550 PCM
One bed (Purpose built)	Very High	£160K+	£ 600 - £ 700 PCM
One bed (Conversion)	Very High	£170K+	£ 625 - £ 750 PCM
Two bed (Conversion)	Very High	£195K+	£ 775 - £ 995 PCM
Two bed (Purpose built)	Very High	£225K+	£ 795 - £1250 PCM
Two Bed (Terrace)	Very High	£240K+	£ 700 - £ 850 PCM
Three bed (Semi)	Very High	£275K - £350K	£ 895 - £1300 PCM
Three bed (Terraced)	Very High	£260K+	£ 800 - £1100 PCM
Detached	Med/High	£375K+	£1250 + PCM

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.