



Rosemary Lane Horley RH6 9HB

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this top floor one double bedroom flat within walking distance to Horley Station and town centre.

In brief the property comprises of: entrance hall with storage cupboards, lounge diner, kitchen with appliances, bathroom with shower and the double bedroom.

The property also benefits from having residents parking, secure entry system



and is within walking distance of Horley town centre and mainline train station.

Five-week security deposit - £1,148.07

EPC Rating - C

Council Tax band - C

Twelve-month tenancy with a six-month break clause

Household Income 30 x monthly rent - £29,850

Parking arrangements - Permit parking, first come first served

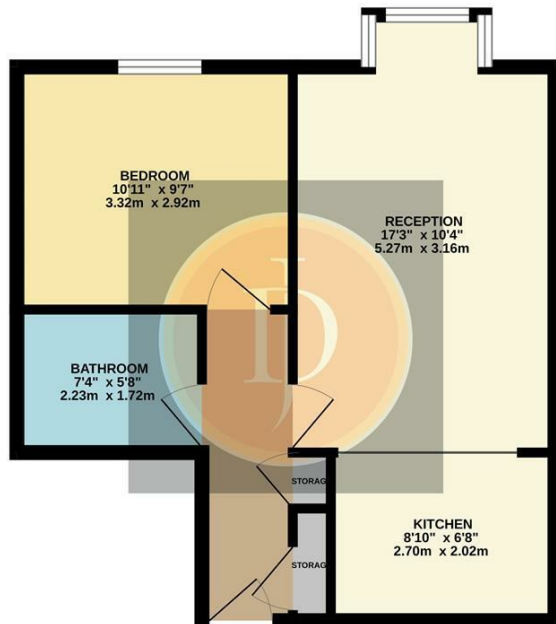
Furnishings - Unfurnished.

£995 Per Calendar Month



Floor plan

GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA - 426 sq.ft. (39.5 sq.m.) approx.
While 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 misstatement. 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.
Made with Metropix 02023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £995 Per Calendar Month

Security Deposit: £1,148

Any questions please call your local branch.



JAMES DEANE

ESTATE AGENTS

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Deane cannot be held liable if the information is incorrect.