



Vicarage Lane Horley RH6 8AP

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to present to the market this spacious first floor studio apartment. Conveniently located within walking distance of Horley town centre and mainline transport links this property is perfect for anyone needing to commute!

In brief the property comprises of: entrance hall, studio room with a partition wall separating the living area and the bedroom area, modern kitchen with appliances and the bathroom with shower.



Externally the property benefits from having allocated parking for one vehicle, visitor parking and communal gardens for all to enjoy.

Offered to the market UNFURNISHED

Five-week security deposit - £923.07

Council Tax Band - B - Reigate and Banstead

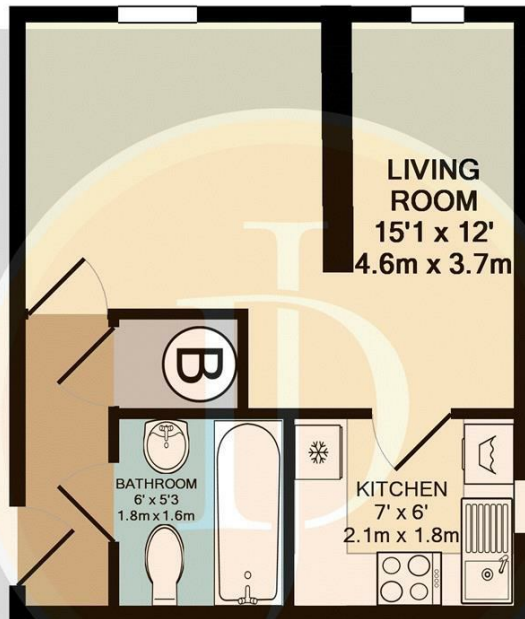
EPC Rating - C

Twelve-month tenancy with a six-month break clause.

£800 Per Calendar Month



Floor plan



TOTAL APPROX. FLOOR AREA 272 SQ.FT. (25.3 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(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			
(69-80) C		71	71
(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: £800 Per Calendar Month

Security Deposit: £923

Any questions please call your local branch.



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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 Dean cannot be held liable if the information is incorrect.