



Aurum Close Horley RH6 9AZ

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JAMES DEANE
ESTATE AGENTS

A well-proportioned one bedroom apartment situated in the popular Aurum Close, ideally positioned just a two-minute walk from Horley mainline railway station. The property is currently undergoing redecoration and benefits from a newly fitted contemporary kitchen and allocated parking.

The accommodation offers a particularly generous lounge/dining room measuring approximately 18'7" x 10'0", providing plenty of space for both living and dining furniture. Large windows allow good levels of natural light and give the room a pleasant outlook.

A real feature of the property is the newly fitted kitchen, finished with attractive shaker-style units, wood-effect work surfaces and integrated cooking appliances. There is also the benefit of a separate larder cupboard, providing useful additional storage.



The bedroom is a good-sized double measuring approximately 14'11" x 8'5", while the bathroom is fitted with a white suite including a bath with shower over. Further storage is provided by an airing cupboard off the entrance hall.

Externally, the property is set within established communal grounds and comes with one allocated parking space.

Aurum Close is superbly located for anyone needing convenient access to Horley town centre and the railway station, which is literally around two minutes' walk away, making the property an excellent option for commuters. Horley offers a good selection of shops, cafés, restaurants and everyday amenities, while Gatwick Airport and the surrounding road network are also easily accessible.

With its brand-new kitchen, ongoing redecoration, generous accommodation, allocated parking and exceptional station location, early viewing is highly recommended.

Five-week security deposit - £1,384.61
EPC Rating - C
Council Tax Band - B - Reigate & Banstead

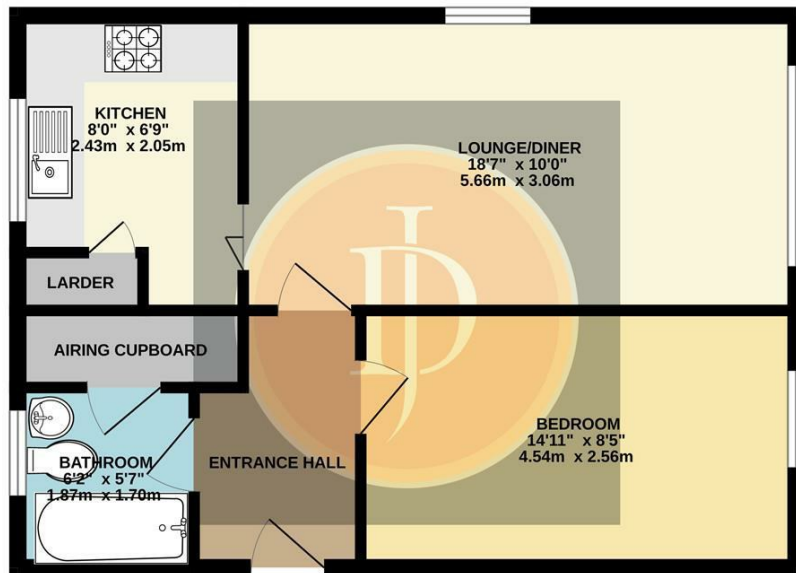
Household income: £36,000 pa
Parking arrangements: Allocated for one car
Furnishings: Unfurnished

£1,200 Per Calendar Month



Floor plan

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 498 sq.ft. (46.3 sq.m.) approx.

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 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		
(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		
(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: £1,200 Per Calendar Month

Security Deposit: £1,384

Any questions please call your local branch.



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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.