



Clarence Court Horley RH6 9GR

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JAMES DEANE
ESTATE AGENTS

Available to let is this stunning and contemporary two bedroom house located on the popular Langshott development.

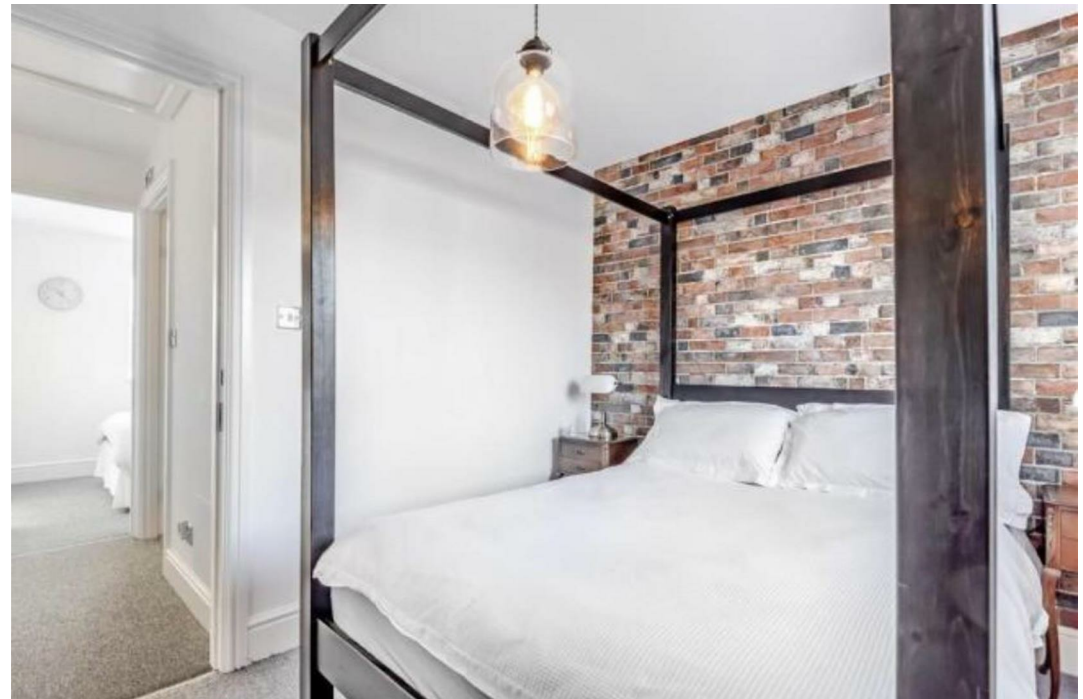
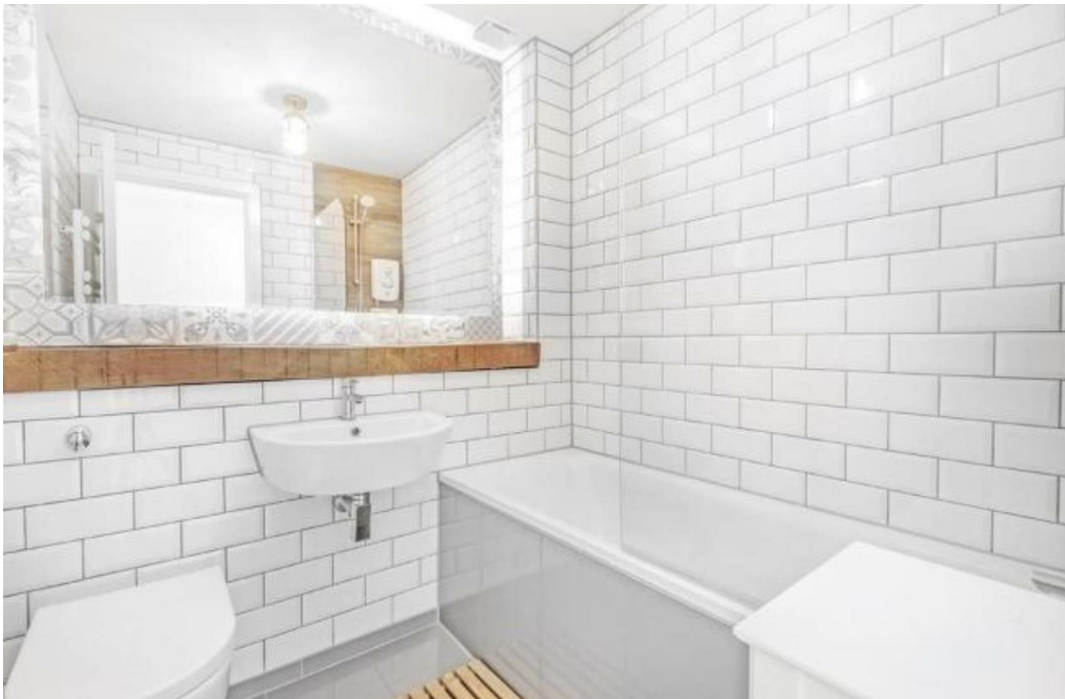
Offered in superb decorative order the property comprises: Entrance hall, open plan living room, kitchen with appliances, conservatory, two double bedrooms and bathroom. To the rear is a low maintenance garden. There is ample residents parking and within a short walk is the main town centre and mainline train station.



Five-week security deposit - £1,903.84
EPC Rating - D
Council Tax band - D - Reigate & Banstead
Twelve-month tenancy with a six-month break clause

Household income - £49,500 pa
Parking arrangements - Residents parking
Furnishings - Unfurnished

£1,650 Per Calendar Month



GROUND FLOOR

1ST FLOOR

CONSERVATORY
10'6" x 9'8"
3.20m x 2.94m

KITCHEN/BREAKFAST ROOM
12'7" x 8'5"
3.83m x 2.57m

LIVING ROOM
14'5" x 12'7"
4.39m x 3.83m

BATHROOM

BEDROOM
12'7" x 8'3"
3.83m x 2.52m

BEDROOM
10'4" x 8'0"
3.14m x 2.44m

LANDING
DOWN

CUPBOARD

HALL
UP

JD

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		60	84
England and Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			71 46

Any questions please call your local branch.

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.