



Brighton Road Horley RH6 7HD

www.jamesdeanproperty.co.uk



JAMES DEANE
ESTATE AGENTS

This attractive first floor maisonette is ideally located within walking distance of the town centre and mainline station.

The property has been upgraded by the current owner and is in excellent decorative order. The improvements include the installation of a new bathroom and kitchen and contemporary redecoration. The property also benefits from a relatively new boiler, gutters, soffits and fascias and the provision of a new driveway with parking for multiple vehicles. The property features double glazed windows, gas central heating and plenty of internal storage including fitted wardrobes in each bedroom.



The accommodation consists of an entrance hall, two double bedrooms, bathroom, a large fitted kitchen and an inviting open plan lounge/diner with feature fireplace. The property is deceptively spacious with over 737 sqft of habitable living space, which is considerably larger than most maisonettes.

Location is always key and it is no exception here. The property is ideally located being close by to the local park and sports centre. It is also within walking distance of the thriving town of Horley, which offers residents an excellent mix of local amenities. The town has excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast.

Five-Week Security Deposit - £1,615.38

EPC Rating - C

Council Tax Band - C - Reigate & Banstead

Twelve-Month Tenancy with a Six Month Break Clause

Household Income - £42,000 pa

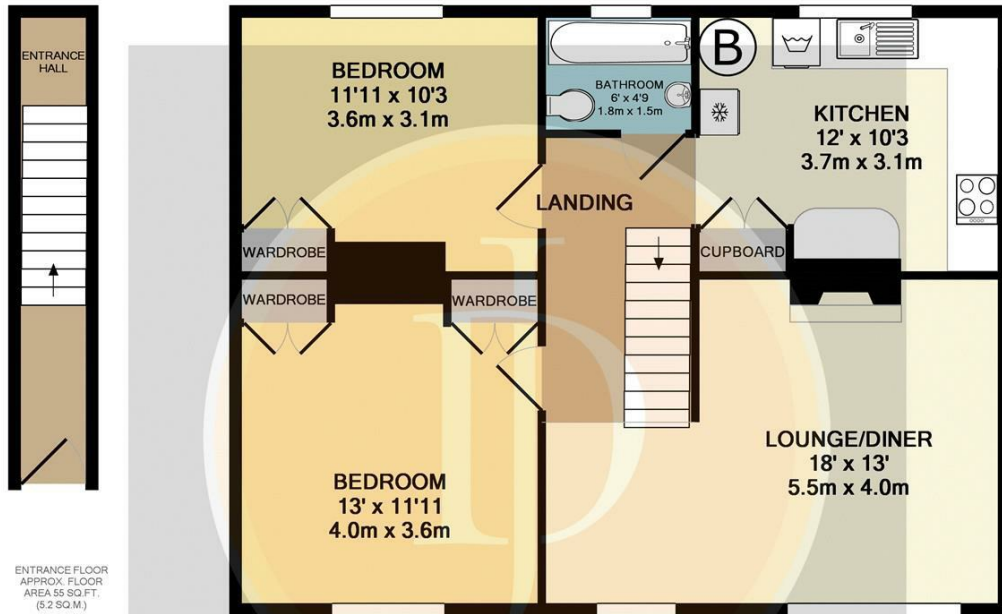
Parking Arrangements - Two off road spaces

Furnishings - Fully Furnished

£1,400



Floor plan



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	83
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			
		77	81
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: £1,400

Security Deposit: £1,615

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.