



Copthorne Common Road Copthorne RH10 3SL

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are pleased to offer this good sized two bedroom ground floor apartment located in the village of Copthorne and within easy reach of Crawley & Horley town centres and Gatwick Airport.

In brief the property comprises: Communal entrance hall leading to the apartment. Entrance hall with ample storage cupboards, spacious living/dining room with French doors to private terrace, fitted kitchen with built in appliances, master bedroom with en-suite, fitted wardrobes and French doors



to private terrace, second double bedroom with fitted wardrobes and a separate guest bathroom. Externally are communal grounds and an allocated parking space next to the property.

Five-week security deposit: £1,557.69

EPC Rating: D

Council Tax band: D - Mid Sussex

Twelve-month tenancy with a six month break clause

Household income: £40,500 pa

Parking arrangements: Allocated for one car

Furnishings: Unfurnished

£1,350 Per Calendar Month



Copthorne Common Road Copthorne RH10 3SE **£1,350 Per Calendar Month**

Floor plan



| 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> | | |
| | 79 | 80 |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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: £1,350 Per Calendar Month

Security Deposit: £1,557

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.