



Lumley Road Horley RH6 7JX

www.jamesdeanproperty.co.uk



JAMES DEANE
ESTATE AGENTS

The Quadrangle is a modern development built in 2003. It benefits from a gated car-park, secure entry system and impressive communal grounds including a central courtyard with feature fish ponds and landscaped gardens.

There is a welcoming entrance hall that leads through to a bright and spacious lounge/diner. This area is open plan to the modern integrated kitchen a great social space for entertaining. Both the kitchen and lounge have views over the communal courtyard. The double bedroom also benefits from fitted wardrobes as well as a modern bathroom. The entrance hall also incorporates a sizeable storage



cupboard.

This property is in the heart of Horley town centre, which offers residents an excellent mix of local amenities. The town offers 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: £1,442.30

EPC Rating: C

Council Tax band: C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £37,500

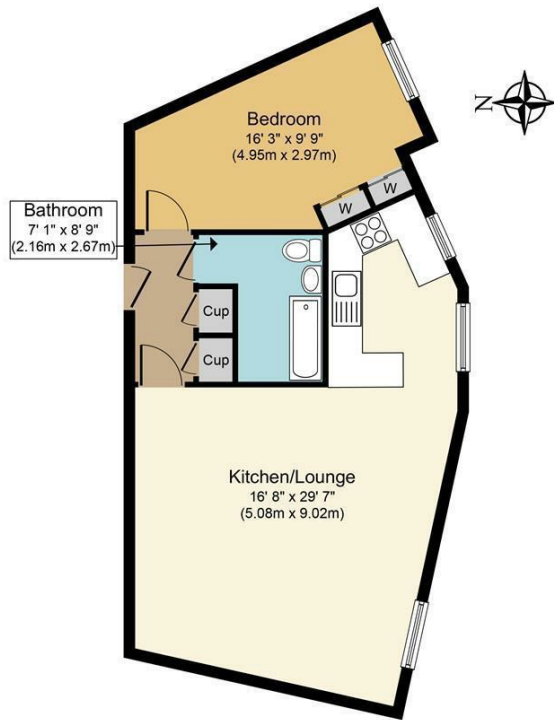
Parking arrangement: Allocated with one car

Furnishing: Unfurnished

£1,250 Per Calendar Month



Floor plan



Approximate Floor Area
596 sq. ft.
(55.4 sq. m.)



Lumley Road, RH6

Approx. Gross Internal Floor Area 596 sq. ft. (55.4 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk

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	81
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>		
	85	87
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: £1,250 Per Calendar Month

Security Deposit: £1,442

Any questions please call your local branch.



JAMES DEAN

ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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.