



Rickwood Horley RH6 9DF

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)





JAMES DEAN  
ESTATE AGENTS

JamesDean bring to the market this first floor studio apartment located on the popular Langshott development in Horley.

The property is within easy reach of Horley town centre shops and amenities including mainline railway station.

The property briefly comprises: Studio area with pull down double bed, kitchen, bathroom, storage heating and communal parking/gardens.



The apartment will be re-decorated and have new carpets in-between tenancies.

Five-week security deposit: £1,009.61

EPC Rating: C

Council Tax band: B

Twelve-month tenancy with a six-month break clause

Household income: £26,250 pa

Parking arrangements: Residents parking

Furnishings: Pull down bed included

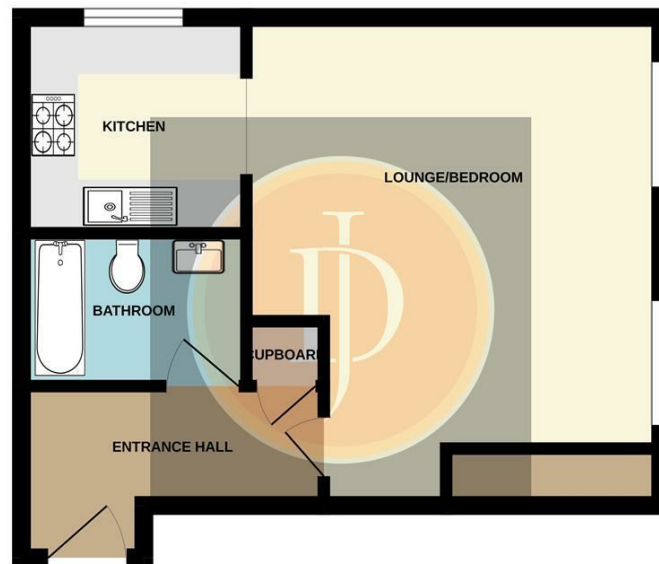
**£875 Per Calendar Month**





## Floor plan

FIRST FLOOR



While 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.  
Made with Metropix 02025

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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:** £875 Per Calendar Month

**Security Deposit:** £1,009

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.