



Webber Street Horley RH6 8ST

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this immaculate and newly built family home to the market, which is ideally located equidistant from both Horley and Reigate town centres and mainline stations.

Westvale Park is an impressive development of beautifully designed and well-crafted family homes. Location is always key and it is no exception here as the residents are close to the thriving market towns of Horley and Reigate, which offer a great mix of local amenities and excellent transport links.



In brief the this wonderful home comprises: A good sized living / dining room with open plane kitchen, French doors leading to a medium sized garden, downstairs WC, two double bedrooms and family bathroom on the first floor, a third double bedroom with en-suite on the second floor. good storage and off road parking for two cars.

*Please not the garage is not included with this property.

Five-week security deposit - £2,307.69

EPC Rating - B

Council Tax band - E

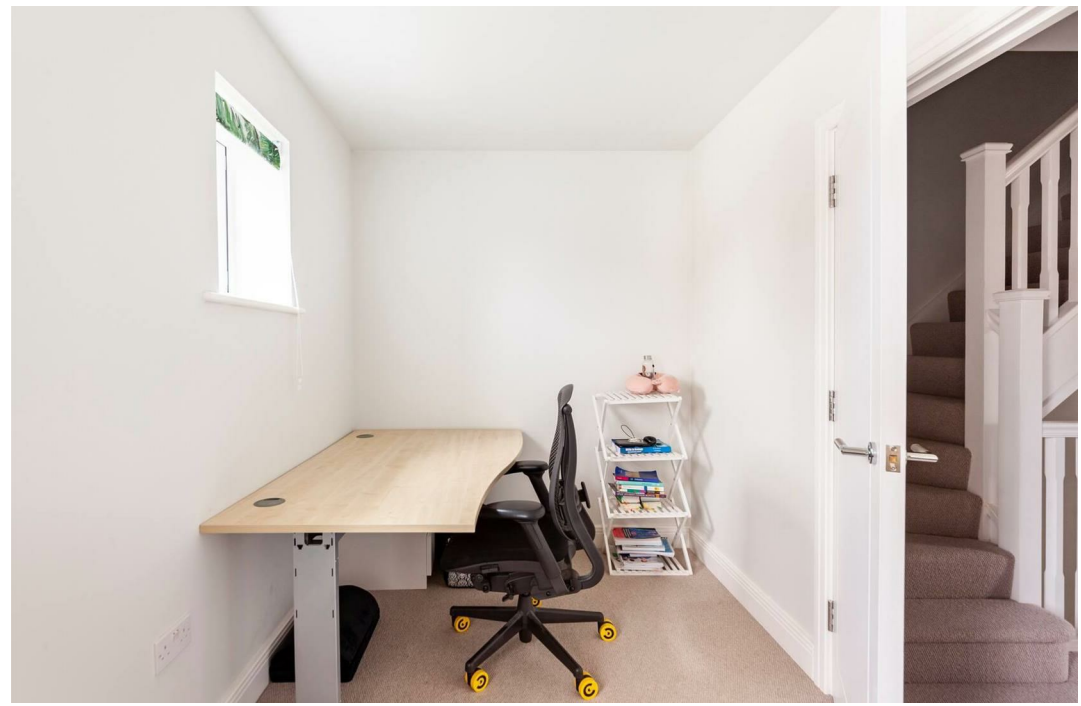
Twelve-month tenancy with a six-month break clause

Household income - £60,000 pa

Parking arrangements - Off road for two cars

Furnishings - Unfurnished.

£2,000 Per Calendar Month



Floor plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	90
(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 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		
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: £2,000 Per Calendar Month

Security Deposit: £2,307

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.