



Withey Meadows Hookwood Horley RH6 0AZ

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean are pleased to present this spacious studio apartment, located in the quiet and popular Withey Meadows development.

Conveniently situated close to Gatwick Airport, Horley Town Centre and excellent transport links, the accommodation comprises a generous living/bedroom area with a fold-away bed, and a newly modern bathroom.

Further benefits include a private garden and allocated parking right next to the



property.

Five-week security deposit - £1,148.07

EPC Rating - D

Council Tax band - B - Mole Valley

Household income - £29,850 pa

Parking arrangements - Allocated parking

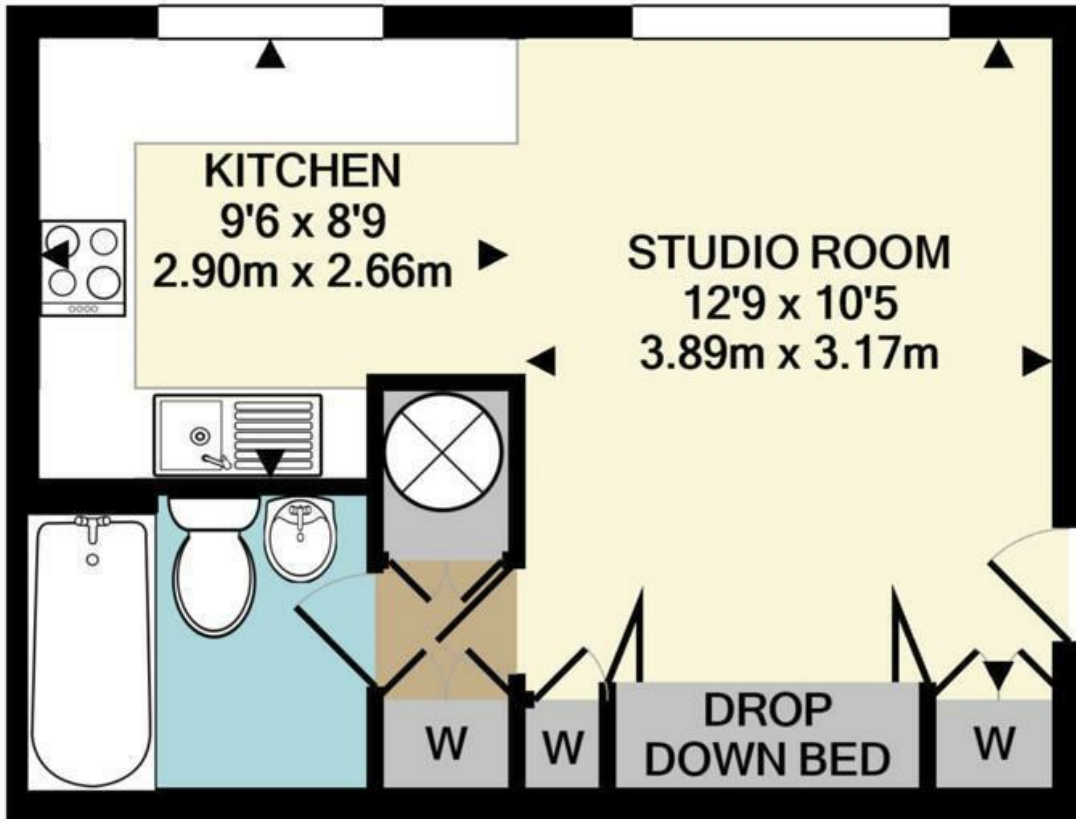
Furnishings - Part furnished (Bed)

Assured Periodic Tenancy

**£995 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> |         |                         |
|  | 68      | 80                      |
| England & Wales                                    |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| <i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i> |         |                         |
| 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:** £995 Per Calendar Month

**Security Deposit:** £1,148

Any questions please call your local branch.



# JAMES DEAN

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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.