



Albert Road Horley RH6 7HZ

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean bring to the market this two bedroom terraced home in Albert Road.

Easily accessible to Horley Town Centre and train station, this lovely Victorian property briefly comprises: two double bedrooms - with an en-suite shower room and built-in wardrobes to the master, lounge with working fireplace, dining room and kitchen extension, both with under-floor heating. The kitchen includes all modern appliances (including a dishwasher).



Outside, there's a fabulous, rear garden with a modern, ample sized shed, and a front apron with space enough for two cars to park off-road.

Located on one of Horley's premier roads, the house affords easy access to Horley town centre, Horley train station, bus links to Gatwick and a local convenience store.

Five-week security deposit: £1,673.07

EPC Rating: D

Council Tax band: C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £43,500 pa.

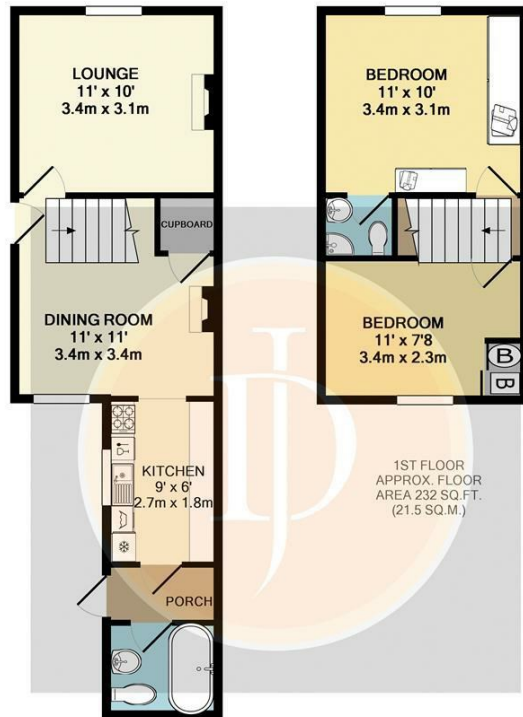
Parking arrangements: Driveway

Furnishings: Unfurnished

£1,450 Per Calendar Month



Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(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: £1,450 Per Calendar Month

Security Deposit: £1,673

Any questions please call your local branch.



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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.