



Rosemary Lane Horley RH6 9XZ

www.jamesdeanproperty.co.uk



J A M E S D E A N
E S T A T E A G E N T S

A one bedroom apartment is in a popular retirement development close to the town centre.

Roslan Court is a retirement development offering residents the prospect of continued independence in a secure environment. The development was built in 1989 by McCarthy & Stone and maintains a homely character. Services include a resident's lounge, lifts to all floors, emergency call system, door entry system, laundry room, communal parking and landscaped gardens.



In brief the property comprises of: entrance hall, spacious lounge diner, kitchen with appliances, bathroom with shower over the bath and the double bedroom with fitted wardrobes. The flat also benefits from having red cords located in every room, a secure entry system, well kept communal gardens, communal living room and a communal laundry room.

Please note: This property is age restricted to over 65's only.

Five week security deposit: £1,038.46

EPC Rating: B - Awaiting new EPC

Council Tax band: C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £27,000 pa

Parking arrangements: Residents parking

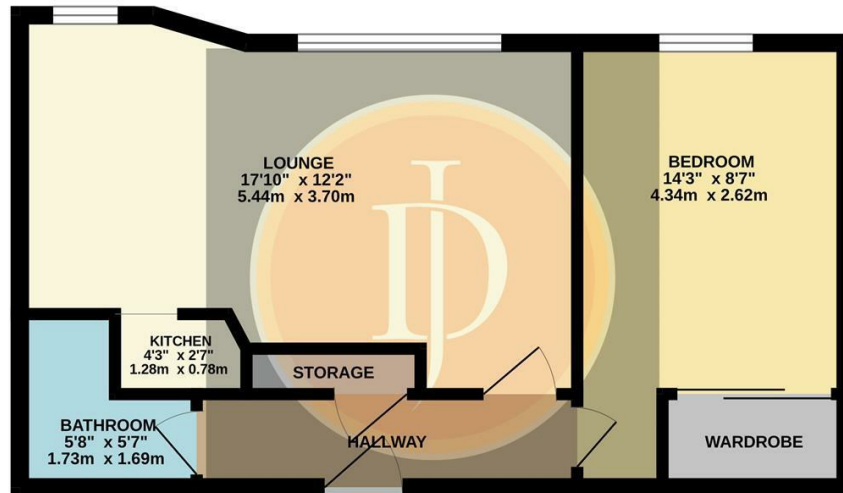
Furnishings: Unfurnished

£900 Per Calendar Month



Floor plan

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.5 sq.m.) approx.

Whilst 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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: £900 Per Calendar Month

Security Deposit: £1,038

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.