



Whittaker Drive The Acres Horley RH6 9FB

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to present to the market this beautifully presented two double bedroom coach house located within the ever popular Acres development. In easy reach of the town centre, mainline train station, Fastway 20 bus service and Gatwick airport this property is ideal for anyone needing to commute.

In brief the property comprises: Private entrance with stairs leading to property, spacious light & airy lounge/dining room with ample storage, modern fully fitted



kitchen, bathroom with shower, two double bedrooms, gas central heating, double glazed windows and allocated parking.

Five-week security deposit - £1,615.38

EPC Rating - C

Council Tax band - C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income - £42,000

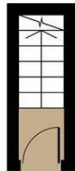
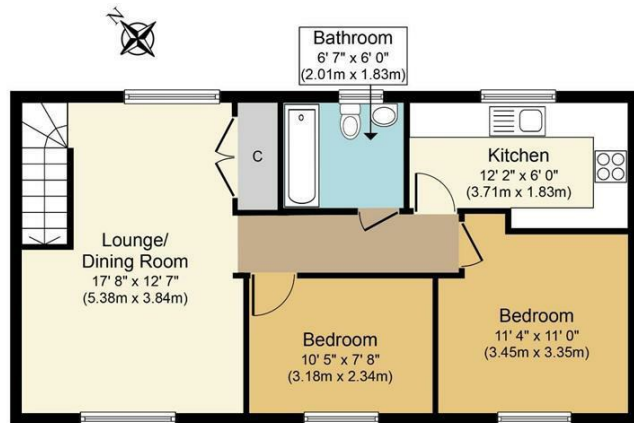
Parking arrangements - Allocated parking for one car.

Furnishings - Unfurnished.

£1,400 Per Calendar Month



Floor plan



Ground Floor
Approximate Floor Area
1 sq. ft.
(2.0 sq. m.)

Whittaker Drive, RH6

Approx. Gross Internal Floor Area 630 sq. ft. (58.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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			94
(81-91) B		78	
(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			97
(81-91) B		82	
(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: £1,400 Per Calendar Month

Security Deposit:

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.