



Rosemary Lane Horley RH6 9HB

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

JamesDean bring to the market this beautifully presented one bedroom top floor flat within walking distance of Horley town centre and mainline train station.

In brief the property comprises of: entrance hall leading onto a spacious lounge diner, kitchen with appliances, double bedroom with fitted wardrobe and bathroom with shower. The flat also benefits from having ample storage throughout and residents permit parking\*.

\*Please note the parking is first come served and not guaranteed.



Five-week security deposit:  
EPC Rating: C  
Council Tax band: C - Reig

Household income: £36,000  
Parking arrangements: Res  
Furnishings: Unfurnished.

**PLEASE BE AWARE:** Offer  
changes or additions to a p  
writing at point of offer and  
agreed and a tenancy starte

During the tenancy the tena  
telephone and internet conn  
television licence and Coun

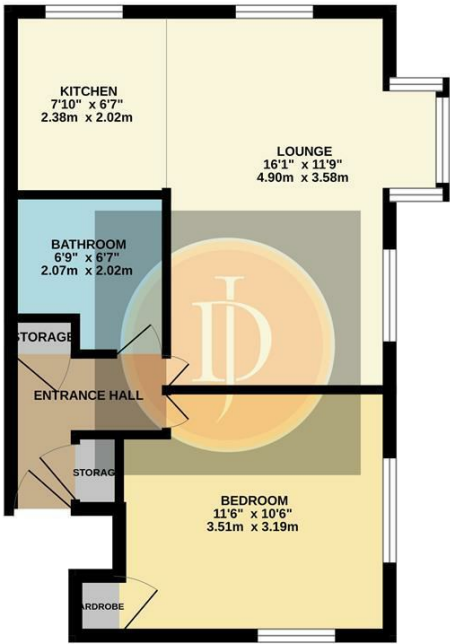
**£1,200 Per Calend**





Floor plan

GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA - 419 sq.ft. (38.9 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 misstatement. 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.  
Made with Metropix 15025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	7
England & Wales		
EU Directive 2002/91/EC		

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating

Reservation Fee

To secure a property through us y fee. This takes the property off th

Move In Balance

On the day of move in you will be as follows:

First Months Rent: £1,200 Pe  
Security Deposit: £1,384

Any questions please call your loc



JAMES DEANE  
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 syste not be relied upon for any purpose. Any price. These particulars do not form any Lease information where applicable has the information is incorrect.