



Copse Lane Horley RH6 9UZ

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**JAMES DEAN**  
ESTATE AGENTS

JamesDean are pleased to offer this attractive first floor studio apartment to the market, which is located in a popular residential area within walking distance of the town and its amenities.

The apartment benefits from a light and airy studio area, separate modern kitchen with appliances and a luxury bathroom with white sanitary ware. Further benefits are recently installed UPVC windows, ample residents parking and communal grounds.



Location is always key and it is no exception here. Located in a popular residential neighbourhood, the property is a 10 minute walk from Horley town centre, which offers residents an excellent mix of local amenities and great transportation links. Gatwick is only 10 minutes away and Horley mainline railway station provides services to London and the south coast

Five-week security deposit - £1038.46

EPC Rating - B

Council Tax band - B - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household Income - 30x monthly rent = £27,000

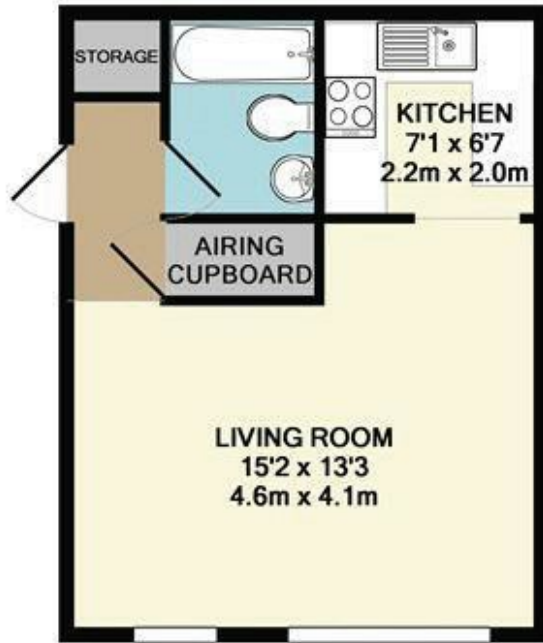
Parking arrangements - Residents parking

Furnishings - Unfurnished

**£900 Per Calendar Month**



## Floor plan



TOTAL APPROX. FLOOR AREA 301 SQ.FT. (28.0 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			84
(81-91) B		75	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			76
(81-91) B			
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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

ESTATE AGENTS

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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.