



Withey Meadows Horley RH6 0AZ

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer to the market this immaculately presented one bedroom first floor maisonette situated within a quiet cul-de-sac in the sought after Withey Meadows development.

The property also features double glazed windows, electric heating and plenty of internal storage including fitted wardrobes in the bedroom.

The accommodation consists of an entrance hall, stairwell, open-plan living



area, kitchen, bathroom, double bedroom and dual storage cupboards.

Externally the property benefits from having allocated parking and is within close proximity to the mainline train station and airport.

Offered to the market UNFURNISHED.

Five-week security deposit - £1096.15

EPC Rating - C

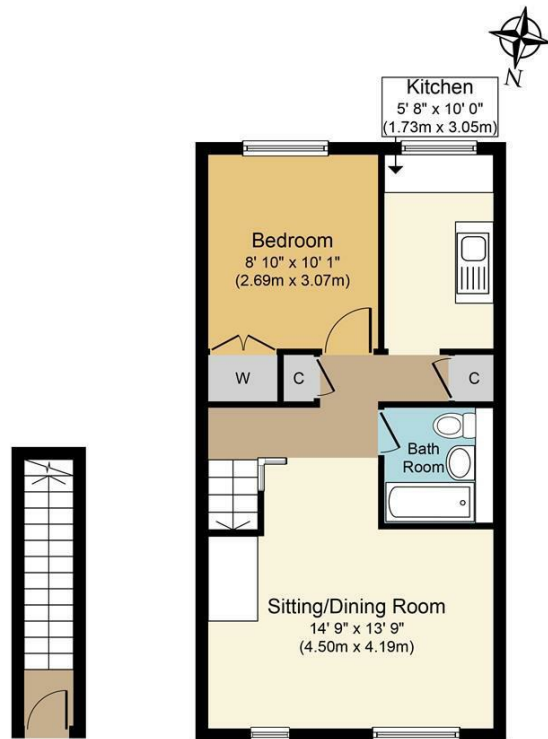
Council Tax Band - B - Mole Valley

Twelve-month tenancy with a six-month break clause

£950 Per Calendar Month



Floor plan



Ground Floor
Approximate Floor Area

First Floor
Approximate Floor Area
435 sq. ft.
(40.5 sq. m.)

Withey Meadows, RH6

Approx. Gross Internal Floor Area 435 sq. ft. (40.5sq.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 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
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		
	52	65
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: £950 Per Calendar Month

Security Deposit: £1,096

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.