



Fallowfield Way Horley RH6 9LQ

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to present to the market this three bedroom mid terrace family home on the Langshott development. Located within easy reach of the FastWay 20 bus service that provides access to Horley town centre, mainline train station and Gatwick Airport this property is ideal for anyone needing to commute as well as families wanting to get into the local schools.

In brief the property comprises of: welcoming entrance porch leading through to a bright and spacious lounge diner, modern kitchen with appliances and patio doors lead off of the dining area providing access to the well maintained rear garden.



Upstairs, three generously sized bedrooms and the family bathroom with shower.

Externally the property boasts beautifully kept front and rear gardens with use of the garden shed, patio area and off street parking to the front of the house.

Offered to the market UNFURNISHED

Five-week security deposit: £1,903.84

EPC Rating: D

Council Tax: D - Reigate and Banstead

Twelve-month tenancy with a six-month break clause

Household income: £49,500 pa

Parking arrangements: Off road parking

Furnishings: Unfurnished

£1,650 Per Calendar Month



Floor plan

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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: £1,650 Per Calendar Month

Security Deposit: £1,903

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.