



Horley Row Horley RH6 8BQ

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean bring to the market this spacious two bedroom top floor flat located in Horley.

Situated next to the local amenities the property briefly comprises: Entrance Hall, lounge/diner, kitchen with appliances, bathroom, two bedrooms, allocated parking and communal gardens.

Other benefits include a short drive to Horley Town Centre and local mainline



train station.

Five-week security deposit: £1,326.92.

EPC Rating: D.

Council Tax band: B - Reigate & Banstead.

Twelve-month tenancy with a six-month break clause.

Household income: £34,500 pa.

Parking arrangements: Allocated for one car.

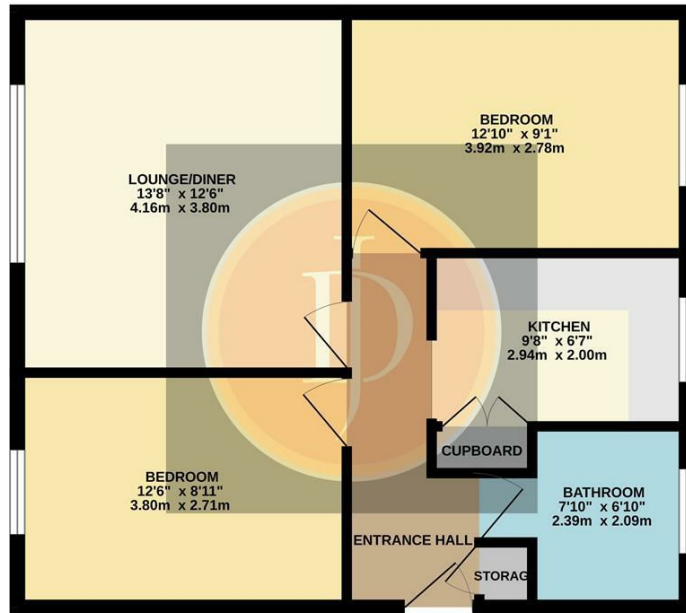
Furnishings: Unfurnished.

£1,150 Per Calendar Month



Floor plan

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA - 571 sq.ft. (53.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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: £1,150 Per Calendar Month

Security Deposit: £1,326

Any questions please call your local branch.



JAMES DEANE

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 Deane cannot be held liable if the information is incorrect.