



5 The Quadrangle Lumley Road, Horley, Surrey, RH6 7JX
£1,400 Per Calendar Month



JAMES DEANE
ESTATE AGENTS





J A M E S D E A N
E S T A T E A G E N T S

JamesDean are delighted to bring to the market this ground floor, two-bedroom apartment in the Quadrangle development.

Set within beautifully kept grounds, this lovely apartment briefly offers: A large master bedroom with built in wardrobes and en-suite bathroom, second good sized double bedroom, family bathroom, large lounge and modern kitchen with plenty of storage.

Other benefits include a private patio area and permit parking for one car.

Five-week security deposit: £1,615.38

EPC Rating: C

Council Tax band: D - Reigate & Banstead

Twelve-month tenancy with a six month break clause.

Household income: £42,000 pa

Parking arrangements: Residents parking for one car

Furnishings: Unfurnished









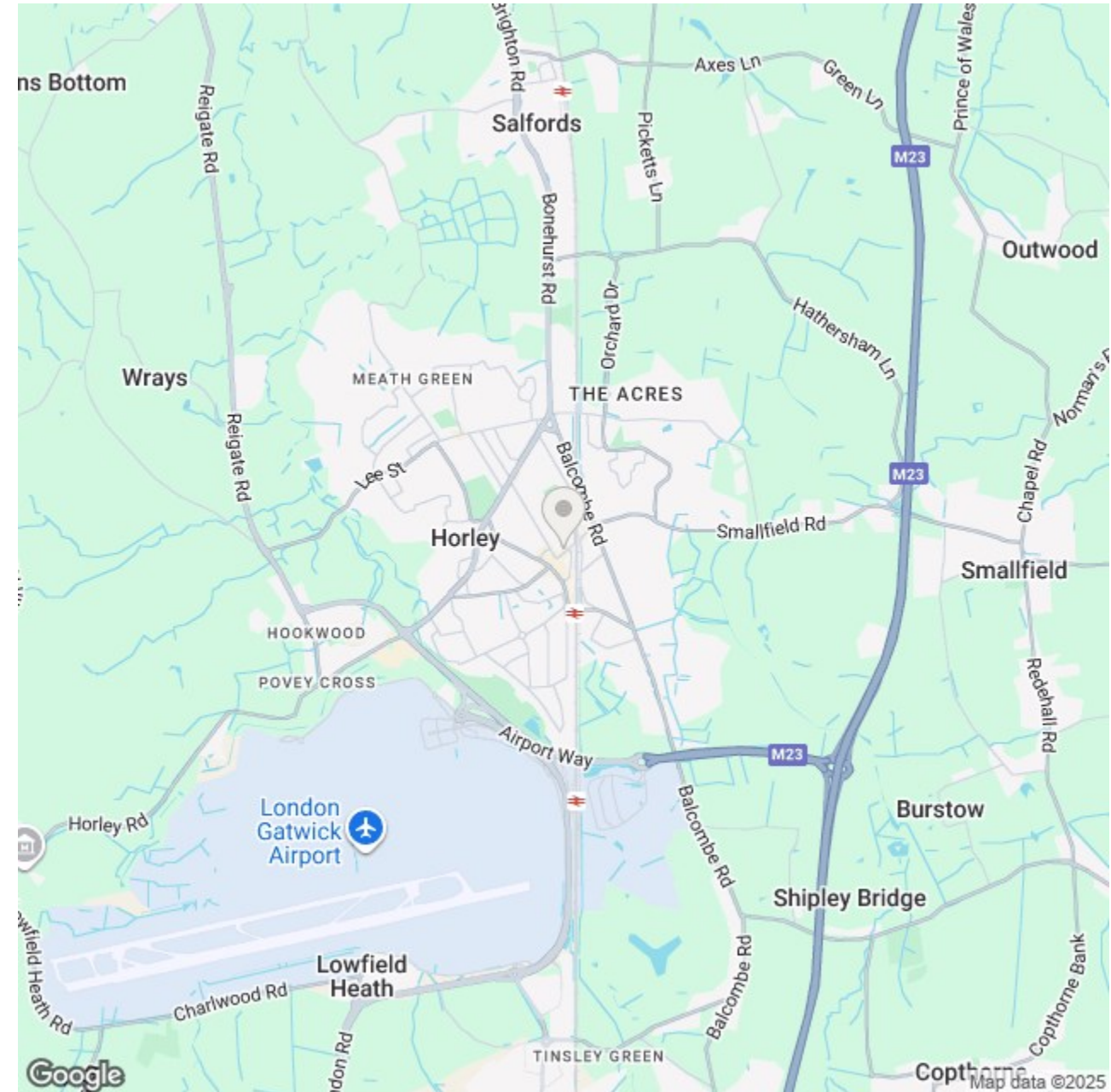
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- Available 15th January
- Two double bedrooms
- Ground floor
- Large lounge
- Open plan modern kitchen
- Two bathrooms
- Stunning grounds
- Town centre location
- Patio area
- Permit parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 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		
England & Wales	EU Directive 2002/91/EC	



Internal Area: sq ft

Tenure:

Local Authority: Reigate & Banstead

Council Tax Band: D

Do you have a property to sell?

If so we can provide you with a free market appraisal.

Do you need a solicitor?

We can provide you with no obligation quotes from our panel of preferred solicitors.

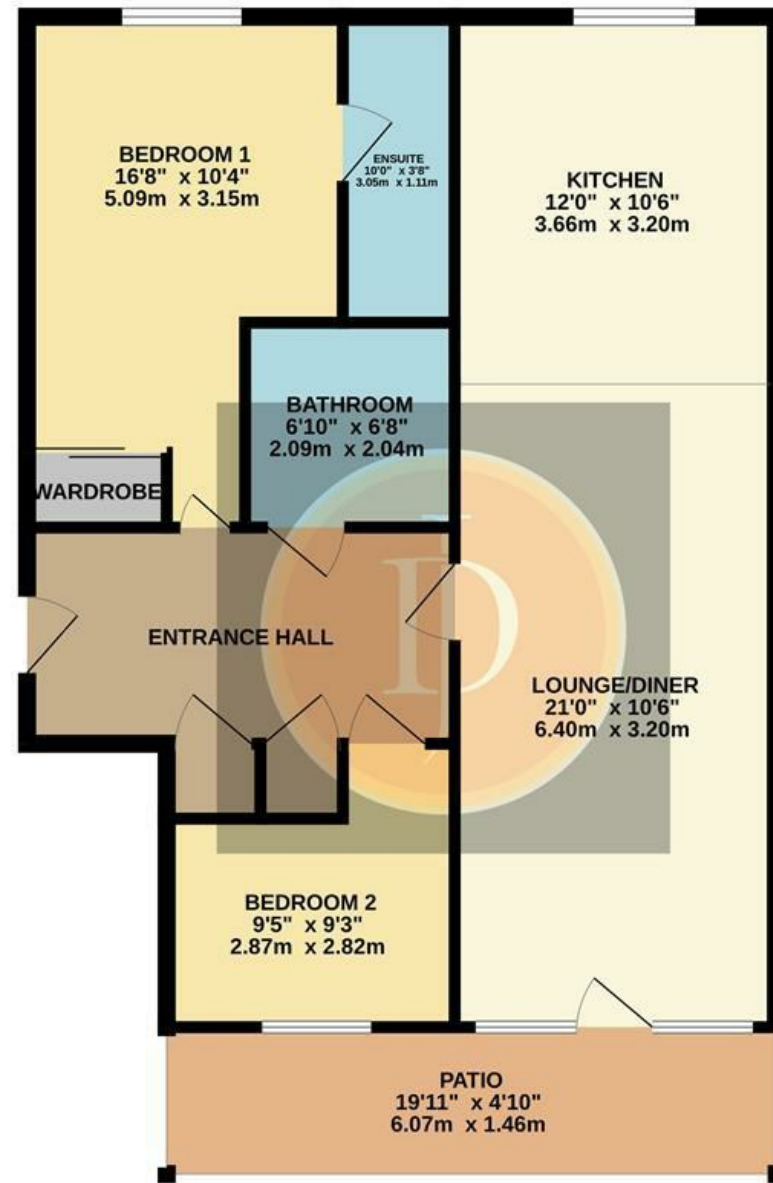
Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.

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FLOOR PLAN

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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 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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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.