



Massetts Road Horley RH6 7DT

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to offer to the market this spacious first floor apartment within the prestigious Cooper Lodge development in Massetts Road. Properties of this calibre rarely become available.

In brief this immaculate converted mansion style apartment features entrance hall, spacious lounge / diner, kitchen with integrated appliances, bathroom with shower and a double bedroom with fitted wardrobes.

The property also benefits from having residents parking and beautifully kept



communal grounds.

Location is always key and it is no exception here. The property is ideally located within walking distance of the thriving town of Horley, which offers residents an excellent mix of local amenities. The town has excellent transport links. Gatwick is only 5 minutes away and Horley station provides fast services to London.

Five-week security deposit: £1,442.30

EPC Rating: B

Council Tax band: D - Reigate & Banstead

Twelve-month tenancy with a six month break clause

Household income: £37,500

Parking arrangements: Residents permit parking for one car

Furnishings: Unfurnished

**£1,250 Per Calendar Month**



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## 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 reservation fee equal to one weeks rent. 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:** £1,250 Per Calendar Month

**Security Deposit:** £1,442

**Any questions please call your local branch.**



# JAMES DEAN

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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.