



JAMES DEAN
ESTATE AGENTS



2 Wren House Westvale Road, Horley, Surrey, RH6 8NF
£1,200 Per Calendar Month

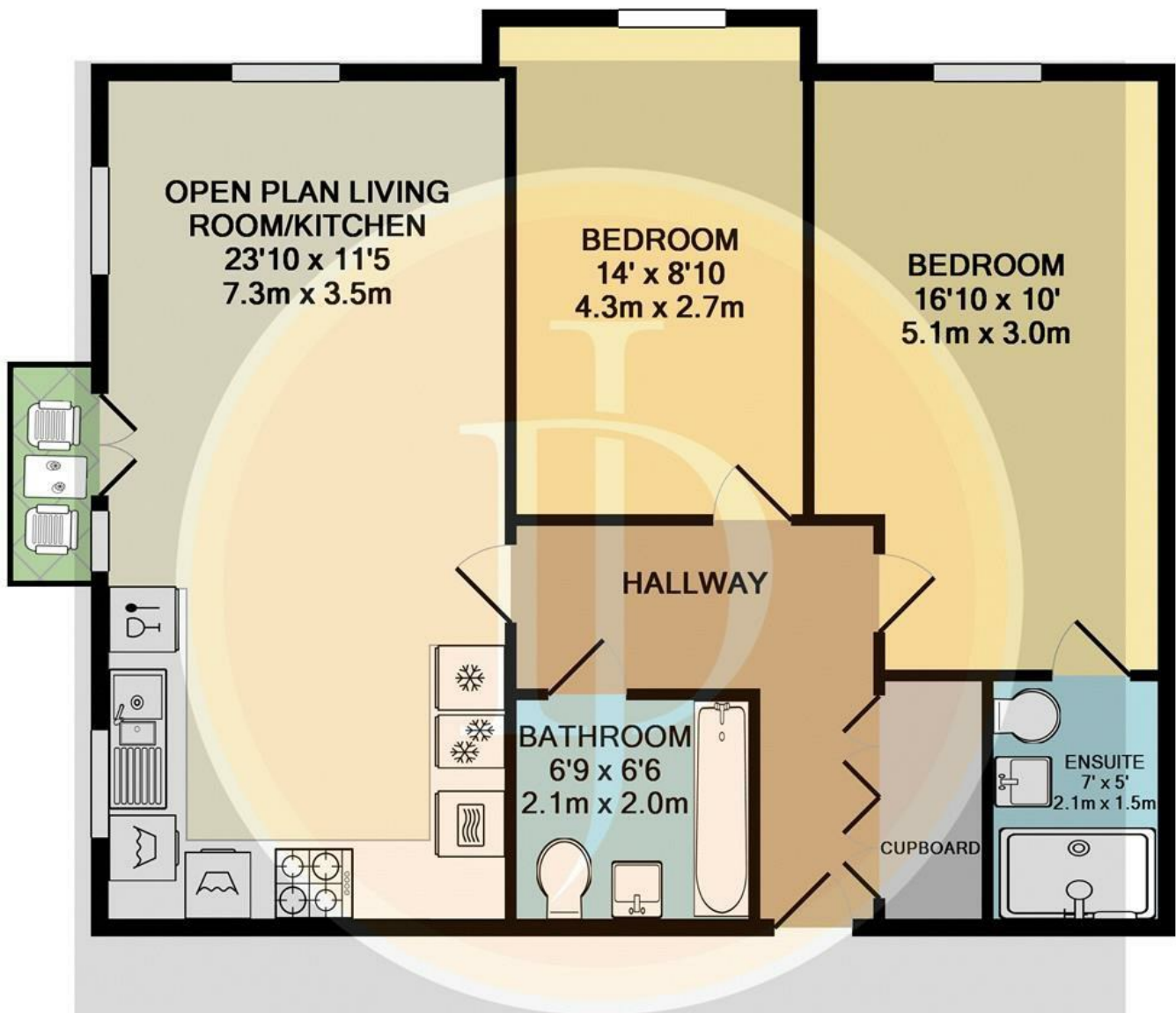
JamesDean is delighted to present this two bedroom, first floor apartment, completed in autumn 2017 by Taylor Wimpey.

The property comprises a spacious and naturally lit living room open plan to the kitchen, two large double bedrooms (one with an en-suite shower room), a family bathroom, hallway storage cupboards and a Juliette balcony overlooking two mature oak trees situated within a communal garden.

The kitchen comes with a full suite of white goods, including a washer/dryer, dishwasher, half and half fridge/freezer, gas hob and electric oven.

The property, which is offered unfurnished, is centrally heated via a combination boiler, has secure entryphone access and, outside, comes with an allocated parking space, visitors' parking and access to secure bike shed.





TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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.