



The Ridgeway Horley RH6 7NN

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean are pleased to bring to the market this well presented semi-detached, three bedroom home on The Ridgeway.

Refurbished and redecorated throughout in 2025, this lovely property briefly offers: A brand new kitchen, two receptions and downstairs WC, upstairs hosts two good size double bedrooms, a third large single bedroom and family bathroom with separate shower unit.

Other benefits include: A large front and rear garden including a separate sun trapped patio area, gated parking to the front of the house and plenty of garden storage.



Five-week security deposit: £2,307.69

EPC Rating: D

Council Tax band: D - Reigate & Banstead

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

Household income: £60,000 pa

Parking arrangements: Gated parking to the front.

Furnishings: Unfurnished.

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

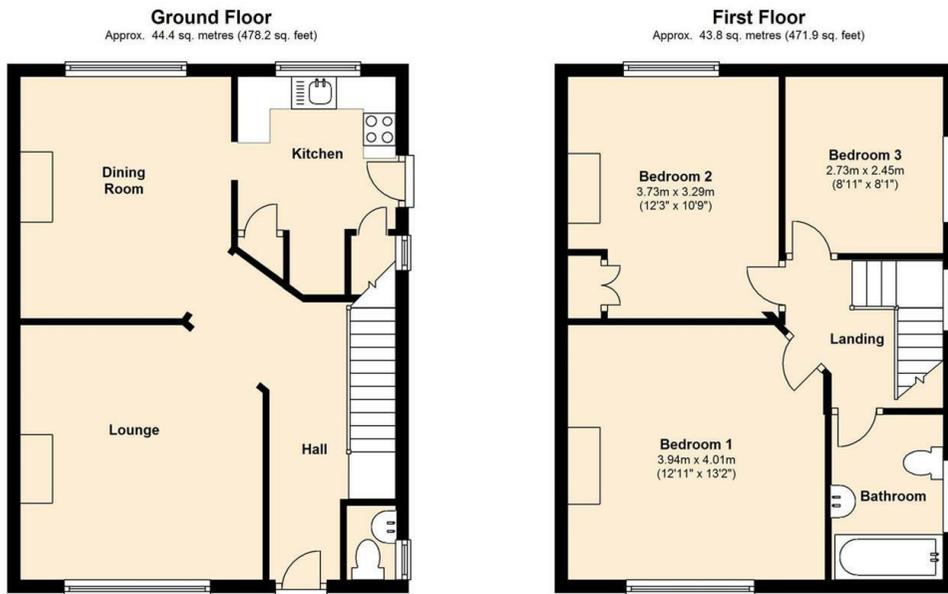
PLEASE BE AWARE: Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

**£2,000**



## Floor plan



Total area: approx. 88.3 sq. metres (950.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Green Energy Matters. Plan produced using The Mobile Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		68
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

### 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:** £2,000

**Security Deposit:** £2,307

Any questions please call your local branch.



# JAMES DEAN

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 Dean cannot be held liable if the information is incorrect.