



Oakside Court Horley RH6 9XR

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



**JAMES DEANE**  
ESTATE AGENTS

A studio apartment located in the quiet Langshott Development in Horley.

This property briefly comprises: Entrance hall with security entry phone system, bathroom, fitted kitchen and good size main room. The property also benefits from having great transport links to Gatwick Airport, London, Brighton and the M23/M25.

Five week security deposit: £1,038.46



EPC Rating - C

Council Tax band: B

Twelve-months with a six-month break clause

Household income: £27,000

Parking arrangements: Permit parking for one car

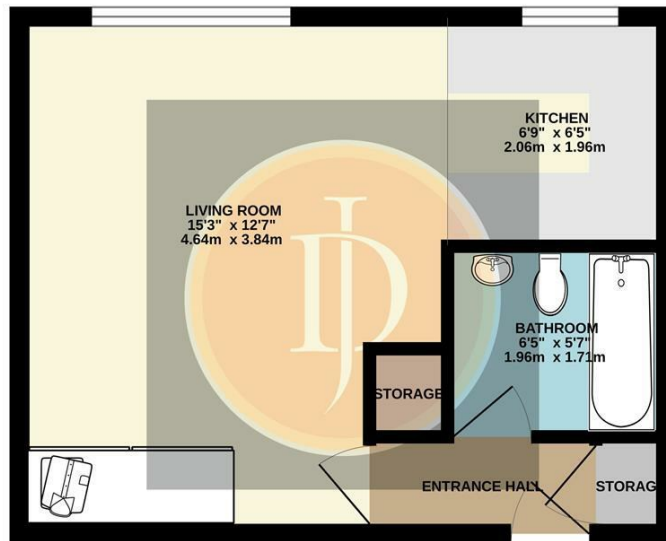
Furnishings: Unfurnished

**£900 Per Calendar Month**



## Floor plan

GROUND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 290 sq.ft. (26.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	72
England & Wales		EU Directive 2002/91/EC

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		
	58	60
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:** £900 Per Calendar Month

**Security Deposit:** £1,038

Any questions please call your local branch.



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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.