



Pine Gardens Horley RH6 7RA

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



**JAMES DEAN**  
E S T A T E   A G E N T S

JamesDean are pleased to offer to the market this well presented one bedroom, top floor flat within walking distance of Horley town and mainline train station.

In brief the property comprises of: entrance hall, lounge diner, kitchen with appliances, bathroom with shower over bath and the double bedroom with fitted wardrobes. The flat also benefits from having a secure entry system and residents parking.



Five-week security deposit: £1,269.23

EPC Rating: D

Council Tax band: C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £33,000 pa

Parking Arrangements: Residents parking

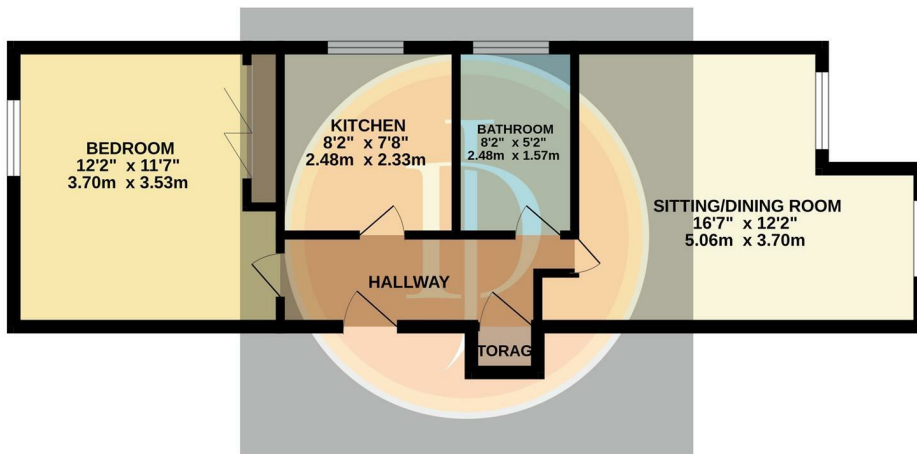
Furnishings - Unfurnished

**£1,045 Per Calendar Month**



## Floor plan

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA - 461 sq.ft. (42.8 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		
England & Wales	EU Directive 2002/91/EC	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		
England & Wales	EU Directive 2002/91/EC	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:** £1,045 Per Calendar Month

**Security Deposit:** £1,205

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.