



Sovereign Walk Horley RH6 7HG

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**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to present to the market this luxurious two bedroom first floor flat within the Sovereign Place development in the heart of Horley town centre.

Finished to an exceptionally high standard throughout this stunning flat comprises of: welcoming entrance hall with ample storage, spacious open plan lounge diner with patio doors providing access out onto the private balcony, overlooking the communal gardens. The modern kitchen has



integrated appliances which include a fridge freezer, dishwasher and an oven with gas hob. There are two double bedrooms, the master benefiting from fitted wardrobes with an en suite shower room, and a main second bathroom with shower.

The property also boasts allocated parking, a secure entry system, gas central heating and double glazed throughout.

Five-week security deposit: £1,615.38

EPC Rating: B

Council Tax band: C - Reigate & Banstead

Household income: £42,000 pa

Parking arrangements: Allocated parking for one car

Furnishings: Unfurnished.

**£1,400**



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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:** £1,400

**Security Deposit:** £1,615

Any questions please call your local branch.



**J A M E S D E A N**  
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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.