



Orchard Way East Grinstead RH19 1AY

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean present to the market this two double bedroom first floor flat set in a quiet road within moments of East Grinstead town centre.

In brief the property comprises of: entrance hall leading onto the kitchen fitted with appliances, lounge diner, sliding patio doors lead out onto the private balcony from the lounge, two double bedrooms and the family bathroom with shower.



Externally the property benefits from a storage cupboard and a local park just across the road.

Offered to the market as UNFURNISHED.

Five-week security deposit - £1,442.30

EPC Rating - D

Council Tax band - B - Mid Sussex

Twelve-month tenancy with a six-month break clause

Household income - £37,500 pa

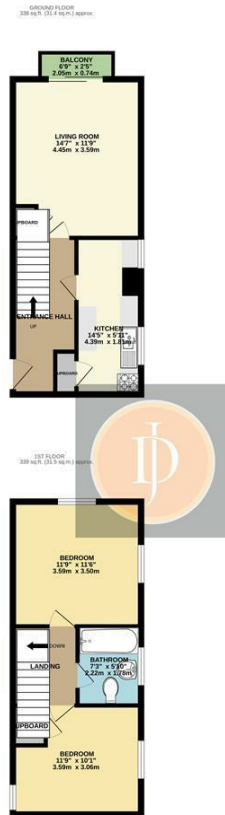
Parking arrangements - On road permit parking, purchased by tenant.

Furnishings - Unfurnished

£1,250 Per Calendar Month



Floor plan



TOTAL FLOOR AREA: 677 sq.ft. (62.9 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 for 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		
		75
	56	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
		57
		35
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: £1,250 Per Calendar Month

Security Deposit: £1,442

Any questions please call your local branch.



JAMES DEANE

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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 Deane cannot be held liable if the information is incorrect.