



Russells Crescent Horley RH6 7GW

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this superb fourth floor apartment to the market, which is ideally located in the town centre within walking distance to amenities and the mainline station. Russell Square is a flagship development of impressive apartments built and completed by Rydon Homes in July 2015.

This apartment is in excellent decorative order and presented to a high standard. It features double glazed windows, central heating, fitted storage off the hallway and the bonus of a balcony, allocated covered parking and lift access to all floors.



The accommodation consists of an entrance hall, master bedroom with built in wardrobe, spacious modern shower room, second double bedroom, open plan kitchen area located off the lounge/diner, ceramic hob and integrated appliances including oven, fridge/freezer, and washer/dryer. The lounge/diner opens onto a private balcony, via a patio door and floor to ceiling windows.

Five-week security deposit: £1,673.07

EPC Rating: B - Awaiting new EPC

Council Tax band: D - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £43,500 pa

Parking arrangements: Allocated parking for one car.

Furnishings: Unfurnished.

£1,450 Per Calendar Month



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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: £1,450 Per Calendar Month

Security Deposit: £1,673

Any questions please call your local branch.

JAMES DEAN
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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.