



Albert Road Horley RH6 7GX

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



**JAMES DEAN**  
ESTATE AGENTS

**\*\*LET BEFORE MARKETING\*\***

JamesDean are delighted to bring to the market a spacious second floor luxury apartment located within the town centre. An ideal location for anyone needing to commute as local bus routes and mainline train station are just a short walk away as well as being close to Gatwick Airport and M25 & M23.

In brief the property comprises of: entrance hall, open plan lounge diner, modern fitted kitchen with appliances, a double bedroom with wardrobes and a family



bathroom with shower.

The property also benefits from having a secure entry system, residents permit parking\*, gas central heating and is offered to the market as unfurnished.

\*There is a one off fee for the parking fob and permit, details upon request.

Five-week security deposit: £1,269.23

EPC Rating: C

Council Tax band: B - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £33,000 pa

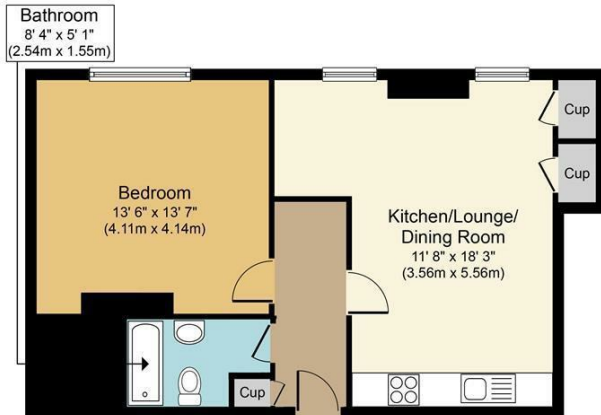
Parking arrangements: Permit parking for one car only

Furnishings: Unfurnished

**£1,100 Per Calendar Month**



## Floor plan



Approximate Floor Area  
592 sq. ft.  
(55.0 sq. m.)

Albert Road, RH6



Approx. Gross Internal Floor Area 592 sq. ft. (55.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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

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

### 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:** £1,100 Per Calendar Month

**Security Deposit:** £1,269

Any questions please call your local branch.



# JAMES DEAN

ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

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.