



Albert Road Horley RH6 7GX

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean bring to the market this very well presented one bedroom apartment in Beulah Court.

Set on the second floor and in close proximity to the local amenities and train station, the apartment briefly comprises: Entrance hall, one double bedroom, stunning modern bathroom, cosy open plan kitchen / diner with fridge freezer, washing machine, electric oven and gas hob.



Other benefits include residents permit parking for one car\*

\*Please note: there is a one off charge to the block management for the parking, 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 arrangement: Residents permit parking

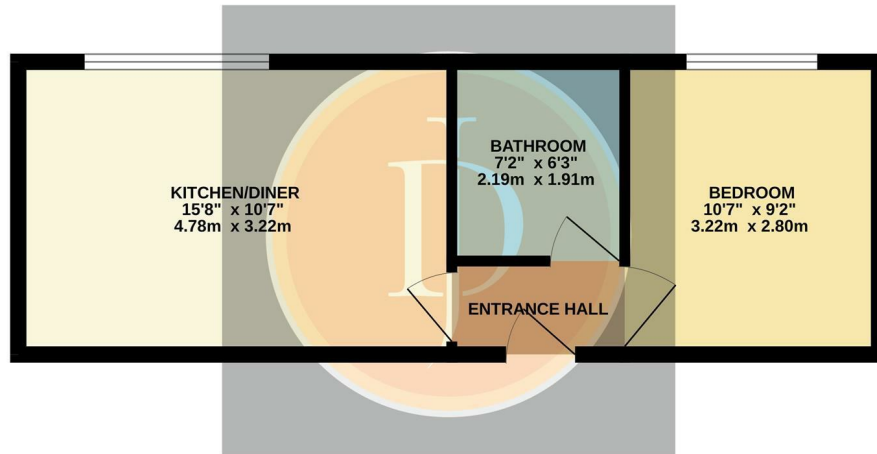
Furnishings: Unfurnished

**£1,100 Per Calendar Month**



## Floor plan

SECOND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 329 sq.ft. (30.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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

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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.