



Aurum Close Horley RH6 9BE

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are pleased to offer this spacious one double bedroom top floor flat located on the popular Aurum Close development in Horley.

Within easy walking distance to mainline railway station and town centre, this well presented property briefly comprises: Communal door with buzzer entry, entrance hall, spacious lounge/diner, fitted kitchen with integrated fridge/freezer and washer dryer, fitted bathroom, gas central heating, allocated parking and communal gardens.



Five-week security deposit: £1,326.92

EPC Rating: D

Council Tax band: B - Reigate & Banstead

A minimum twelve-month tenancy with a six-month break clause

Household income: £34,500 pa

Parking arrangements: Allocated parking

Furnishings: Unfurnished

£1,150 Per Calendar Month

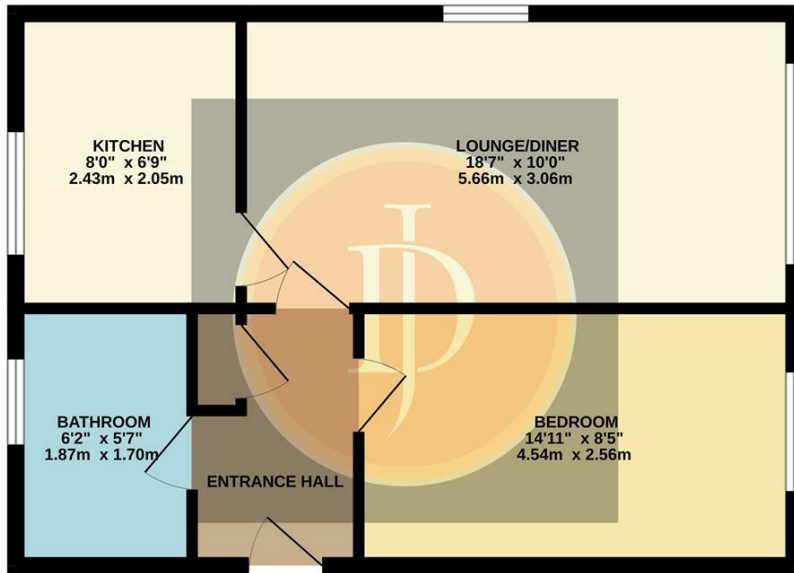


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£1,150 Per Calendar Month

Floor plan

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 498 sq.ft. (46.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	68
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			79
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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: £1,150 Per Calendar Month

Security Deposit: £1,326

Any questions please call your local branch.



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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.