



Moor Park Aurum Close Horley RH6 9AZ

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



**\*\*FULLY BOOKED - NO MORE AVAILABLE VIEWINGS\*\***

JamesDean are delighted to present to the market first floor one bedroom flat within a short walk of Horley town centre and mainline train station.

In brief the property comprises of: welcoming entrance hall with storage cupboard leading through to the spacious lounge diner, kitchen with appliances, bathroom with shower and the double bedroom complete with a



fitted wardrobe.

The property also benefits from having allocated parking and use of the communal grounds.

Five-week security deposit: £1,153.84

EPC Rating: C - Awaiting new EPC

Council Tax band: B - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £30,000 pa

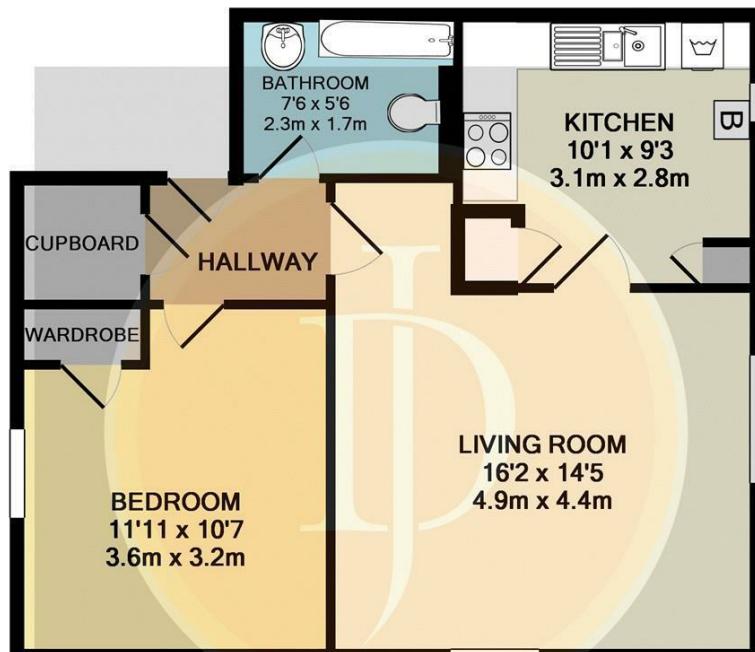
Parking arrangements: Allocated for one car

Furnishings: Unfurnished

**£1,000 PCM**



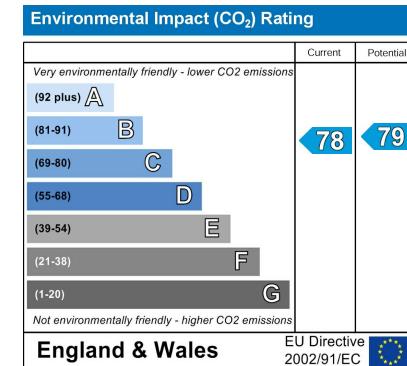
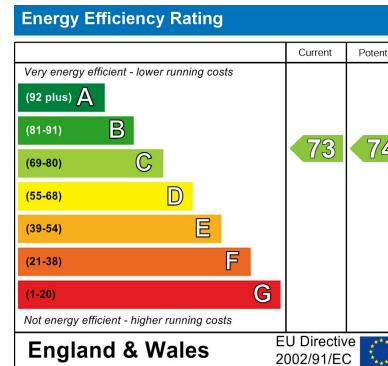
## Floor plan



TOTAL APPROX. FLOOR AREA 493 SQ.FT. (45.8 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. 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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### 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:** £1,000 PCM

**Security Deposit:** £1,153

Any questions please call your local branch.

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.

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