



Victoria Road Horley RH6 7AB

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J A M E S D E A N
E S T A T E A G E N T S

Located in the centre of Horley, is this very well presented first floor apartment offering a spacious interior and with the bonus of everything being on your door step.

There is a good sized entrance hall that greets you with wooden flooring and enough space to have a home office area, for those people that work from home. This area then leads through to a good sized lounge/diner which opens into the kitchen area at the rear. There are integrated appliances and the area is flooded with light from a large skylight.



In addition the property offers a double bedroom and a modern and trendy bathroom, which comes fully tiled. The property also benefits from secured parking.

Horley railway station is only a short walk from the property, along with an array of public transport that service the local area.

There is a one off fee to the block management, details on 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

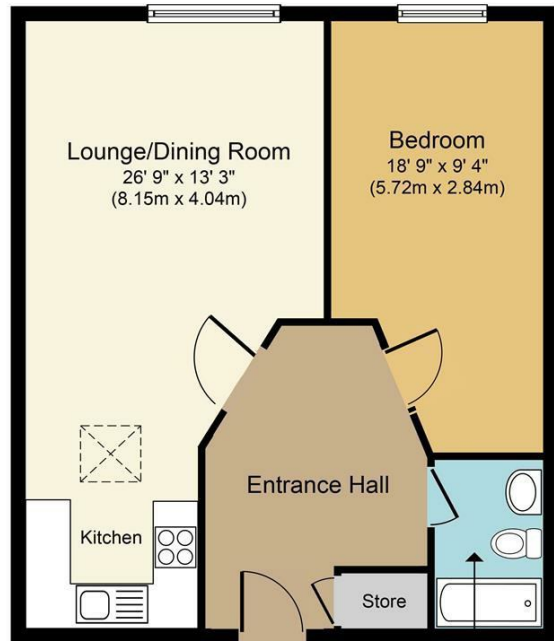
Parking arrangements: Permit Parking

Furnishings: Unfurnished.

£1,100 Per Calendar Month



Floor plan



Approximate Floor Area
559 sq. ft.
(52.0 sq. m.)

Victoria Road, RH6



Approx. Gross Internal Total Floor Area 559 sq. ft. (52.0 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. 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	72
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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

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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 Deane cannot be held liable if the information is incorrect.