# Southern Avenue Redhill RH1 5DE

**www.jamesdeanproperty.co.uk**

JAMESDEAN
ESTATE AGENTS

JamesDean bring to the market this five double bedroom detached house located within close proximity of Salfords mainline station, and within easy access to Horley, Redhill & Reigate town centres and Gatwick Airport.

Very well presented throughout, the property briefly comprises: Entrance hall, spacious living room, separate dining room with doors leading to the garden, fully fitted kitchen with side access to garden, downstairs double bedroom with en-suite shower room. To the first floor are four further double bedrooms and the main family bathroom.

Externally is a generous secluded rear garden with large patio area, lawned area and two sheds. To the front is a driveway for two/three cars.

Further benefits include double glazed windows and gas central heating.
The landlord will consider pets.

*Floorplan to follow at the end of the week.

Five-Week security deposit: £2,942.30
EPC Rating: D
Council Tax band: E - Reigate & Banstead

Household income: £76,500 pa
Parking Arrangements: Driveway
Furnishings: Unfurnished

PLEASE BE AWARE: Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

## £2,550 Per Calendar Month

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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 reservation fee equal to one weeks rent. 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:** £2,550 Per Calendar Month
**Security Deposit:** £2,942

**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.