



Maize Croft Horley RH6 9UL

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



**JAMES DEAN**  
E S T A T E   A G E N T S

JamesDean are delighted to offer to the market this beautifully presented one bedroom house located on the popular Langshott development. Situated within easy reach of the Fastway 20 bus route and walking distance of Horley town centre and mainline train station this property is ideal for anyone needing to commute.

In brief the property comprises of: Entrance porch, lounge/diner, fully fitted kitchen, double bedroom with fitted wardrobes, bathroom with shower, access



to garden from kitchen and ample residents parking.

**\*\*Please note, photos will be updated\*\***

Five-week security deposit - £1,269.23

EPC Rating - D

Council Tax band - C

Twelve-month tenancy with a six-month break clause

Household income - £33,000 pa

Parking arrangements - Residents parking

Furnishings - Unfurnished

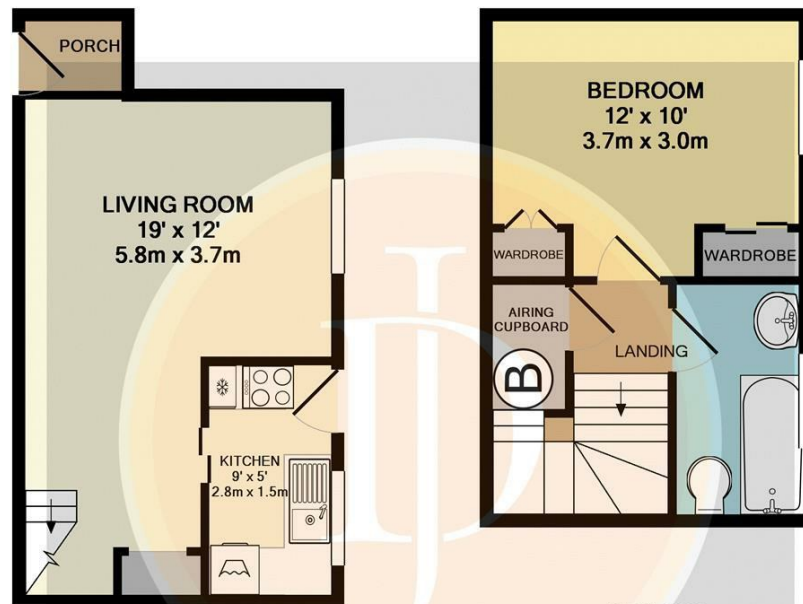
**£1,100 Per Calendar Month**



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£1,100 Per Calendar Month

## Floor plan



1ST FLOOR  
APPROX. FLOOR  
AREA 227 SQ.FT.  
(21.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 240 SQ.FT.  
(22.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 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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| 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 |                         |           |
|                                             |                         | 67        |
|                                             | 40                      |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         | 56        |
|                                                                 | 52                      |           |
| 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:** £1,100 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 Dean cannot be held liable if the information is incorrect.