



Copse Lane Horley RH6 9UZ

www.jamesdeanproperty.co.uk



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

JamesDean are delighted to offer this ground floor studio apartment located on the Langshott development in Horley. The property has great transport links to the M23/M25, Gatwick Airport and both Horley town centre and station is within walking distance.

The property briefly comprises; A good size studio area, bathroom with shower over bath, kitchen with appliances, private patio and residents parking.



Five-week security deposit - £951.92

EPC Rating - C

Council Tax band - B - Reigate & Banstead

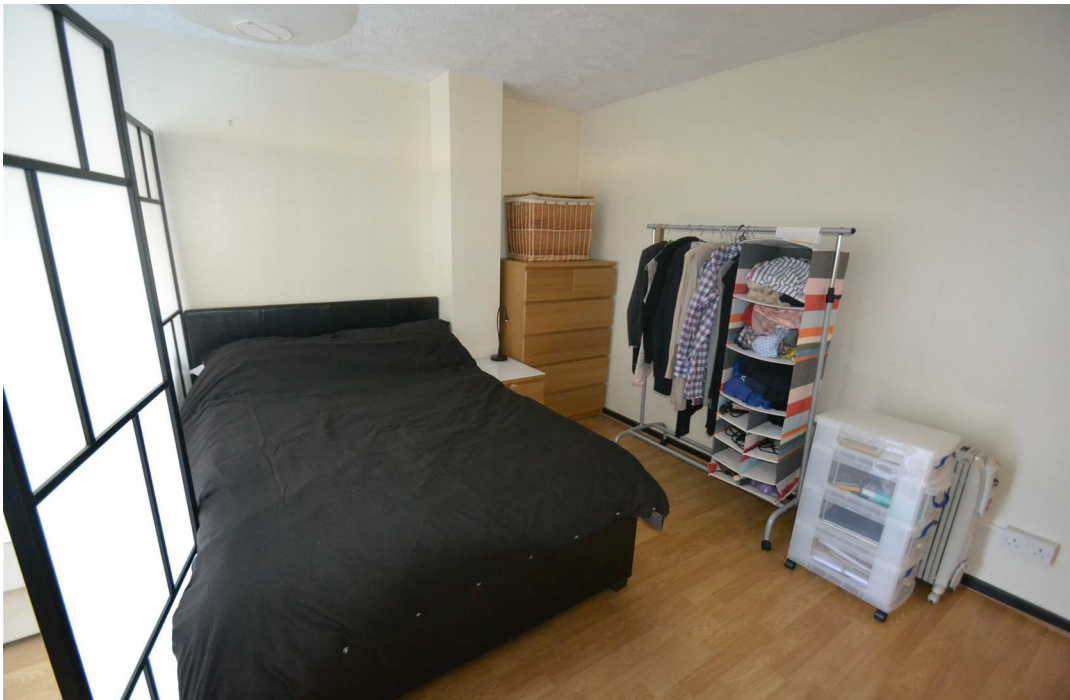
Twelve-month tenancy with a Six-month break clause

Household income - £24,750

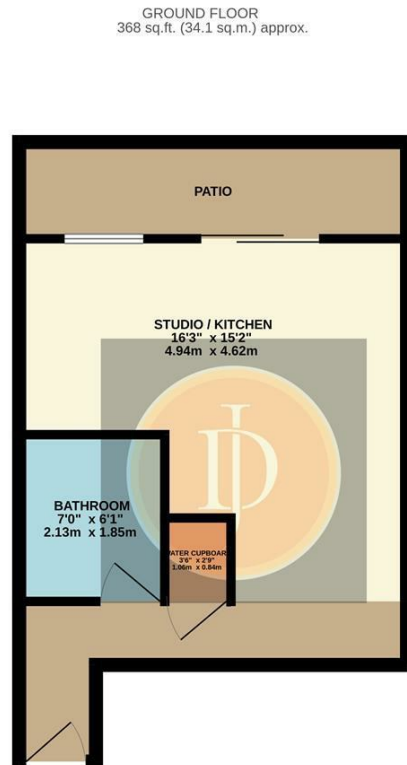
Parking arrangements - Residents parking

Furnishings - Part furnished.

£825 Per Calendar Month



Floor plan



TOTAL FLOOR AREA: 368 sq.ft. (34.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
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		
(69-80) C		
(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: £825 Per Calendar Month

Security Deposit: £951

Any questions please call your local branch.



JAMES DEAN
ESTATE AGENTS

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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.