



Gower Road Horley RH6 8SH

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are pleased to bring to the market this very well presented two bedroom home in Gower Road.

Redecorated to a high standard throughout, including new carpets and a refurbished kitchen, this wonderful property briefly comprises: Two double bedrooms with a built in wardrobe to the master, good size lounge with patio doors leading to a large garden, refurbished kitchen with dining area, downstairs WC and nice family bathroom.



Other benefits include two off road allocated parking spaces to the front of the property and a shed for garden storage.

Five-week security deposit: £1,903.84.

EPC rating: C - Awaiting new EPC.

Council Tax band: D.

Twelve-month tenancy with a six-month break clause.

Household income: £49,500 pa.

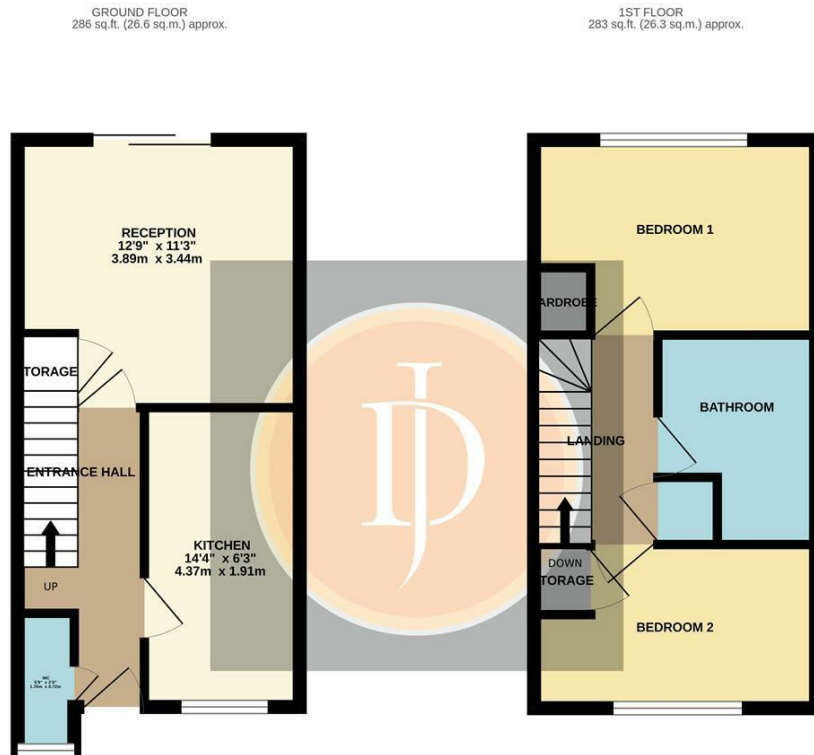
Parking arrangements: Off road for two cars.

Furnishings: Unfurnished.

£1,650



Floor plan



TOTAL FLOOR AREA: 569 sq.ft. (52.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		EU Directive 2002/91/EC
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
		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: £1,650

Security Deposit: £1,903

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.