



Rickwood Horley RH6 9DF

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to exclusively offer to the market this immaculately presented studio apartment set within Langshott, Horley. Within walking distance of the Fastway 20 bus route that provides access to Horley town centre, mainline train station and Gatwick Airport this property is perfect for anyone needing to commute.

In brief the property comprises of: entrance hall leading onto spacious studio room, kitchen with appliances and modern shower room. The studio also



benefits from having plenty of residents parking, secure entry system and is offered to the market UNFURNISHED.

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 - 30 x monthly rent - £24,750

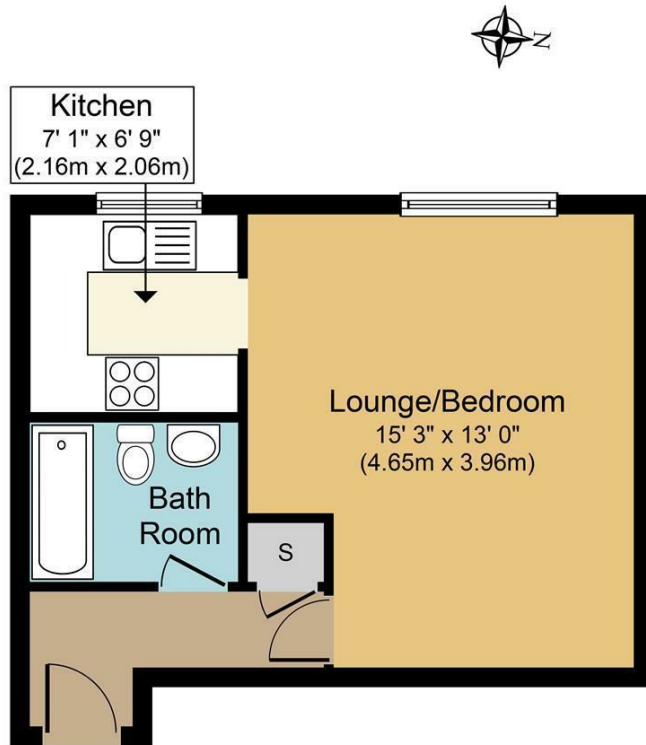
Parking arrangements - Residents parking

Furnishings - Unfurnished

**£825 Per Calendar Month**



## Floor plan



Rickwood, RH6



**Approx. Gross Internal Total Floor Area 323 sq. ft. (30.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	78	82
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	72	77
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

### 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 Deane cannot be held liable if the information is incorrect.