



Station Road Horley RH6 9HL

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean bring to the market this very well presented two bedroom, third floor apartment in the heart of Horley.

Finished to a very high standard this lovely property briefly offers: an entrance hall, two bedrooms with built in wardrobes to the master, beautiful bathroom with shower over bath and large open plan lounge/diner. The kitchen hosts a fridge/freezer, electric oven and hob. A washer/dryer is stored within a utility cupboard.

Other benefits include a communal garden.



Location is always key and it is no exception as Horley offers a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and the mainline railway station provides fast services to London and the south coast.

\*\*Please note, there is no parking or lift with this property.

Five-week security deposit: £1,586.53

EPC Rating: C

Council Tax band: C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £41.250 pa

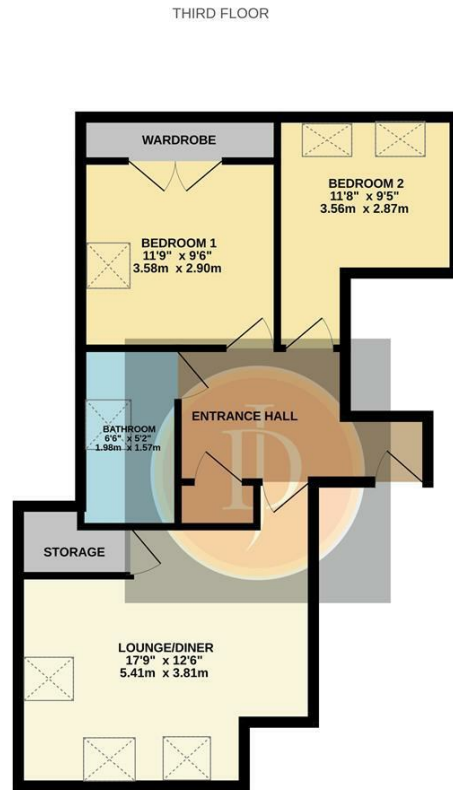
Parking arrangements: No parking

Furnishings: Unfurnished

**£1,375 Per Calendar Month**



## Floor plan



Whilst every attempt has been made to ensure the accuracy of the description 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 is given as to their operability or efficiency can be given.  
Made with Metropix 02025.

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		
	70	83
	EU Directive 2002/91/EC	
England & Wales		

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		
	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:** £1,375 Per Calendar Month

**Security Deposit:** £1,586

Any questions please call your local branch.



# JAMES DEANE

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.