



Consort Way Horley RH6 7AF

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean present to the market this recently redecorated two bedroom flat within the heart of Horley town centre. Located within easy reach of the local amenities, mainline train station and Gatwick airport.

In brief the property comprises of: spacious open plan lounge diner and kitchen with integrated appliances, absolutely stunning bathroom with shower and two generously sized double bedrooms. A spiral staircase leads the way to the second bedroom on the mezzanine level.



The stunning apartment also benefits from having a secure video entry system, gated residents parking, lift access to all floor and is offered to the market unfurnished.

\*Please note, there is a one off payment to the management company for parking, details on request.

Five-week security deposit: £1,442.30

EPC Rating: C

Council Tax band: C - Reigate & Banstead

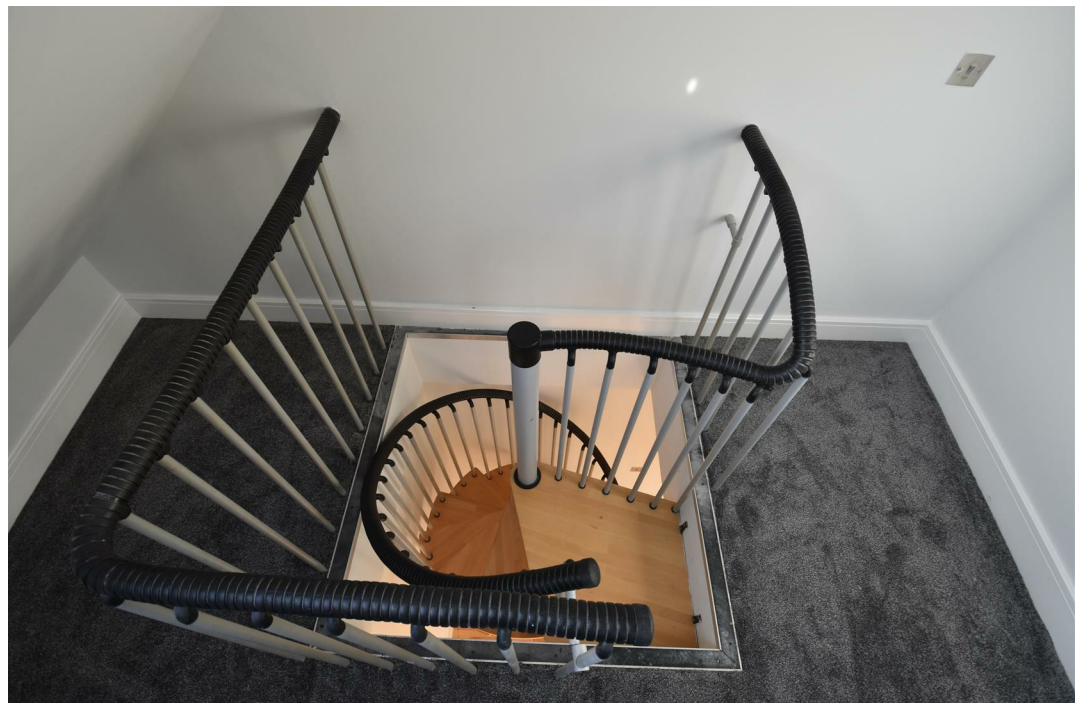
Twelve-month tenancy with a six-month break clause

Household income: £37,500 pa

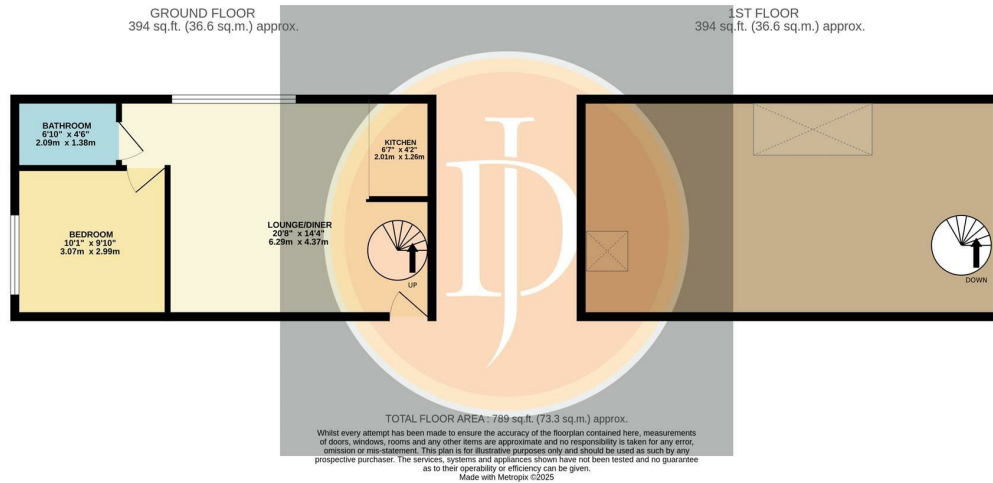
Parking arrangements: Permit parking for one car\*

Furnishings: Unfurnished

**£1,250 Per Calendar Month**



## Floor plan



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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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>		
<b>England &amp; Wales</b>	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:** £1,250 Per Calendar Month

**Security Deposit:** £1,442

Any questions please call your local branch.



# JAMES DEAN

ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

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.