



The Woodlands Smallfield RH6 9NP

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean present to the market this stunning ground floor flat nestled in a quiet close in Smallfield.

The property comprises of a modern kitchen with integrated appliances, a stunning bathroom with shower, good sized living room and a generous double bedroom

The property also benefits from having allocated parking, gas central heating,



double glazed windows and is offered to the market as UNFURNISHED.

Five-week security deposit: £1,269.23

EPC Rating: C

Council Tax Band: B - Tandridge

Twelve-month tenancy with a six-month break clause

Household income: £33,000 pa

Parking arrangements: Residents parking

Furnishings: Unfurnished

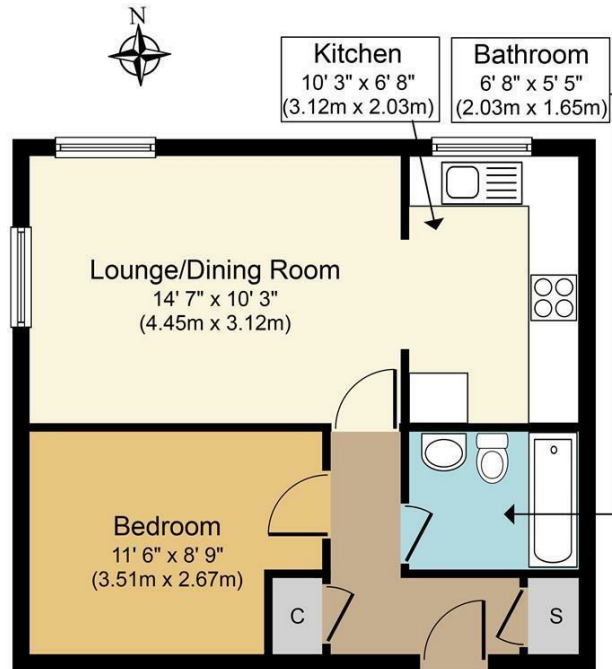
£1,100 Per Calendar Month



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Floor plan



Woodlands, RH6

Approx. Gross Internal Total Floor Area 420 sq. ft. (39.0 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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: £1,100 Per Calendar Month

Security Deposit: £1,269

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.