



Maizecroft Horley RH6 9UL

www.jamesdeanproperty.co.uk



JAMES DEAN
E S T A T E A G E N T S

Please note: Property currently under redecoration and new carpets will be laid throughout.
Photos to be updated.

JamesDean are delighted to offer to the market this beautifully presented one bedroom house located on the popular Langshott development. Situated within easy reach of the Fastway 20 bus route and walking distance of Horley town centre and mainline train station this property is ideal for anyone needing to



commute.

In brief the property comprises of: Entrance porch, lounge/diner, fully fitted kitchen, double bedroom with fitted wardrobes, bathroom with shower, access to garden from kitchen and ample residents parking.

Five-week security deposit - £1,442.30

EPC Rating - D

Council Tax band - C

Twelve-month tenancy with a six-month break clause

Household income - £37,500 pa

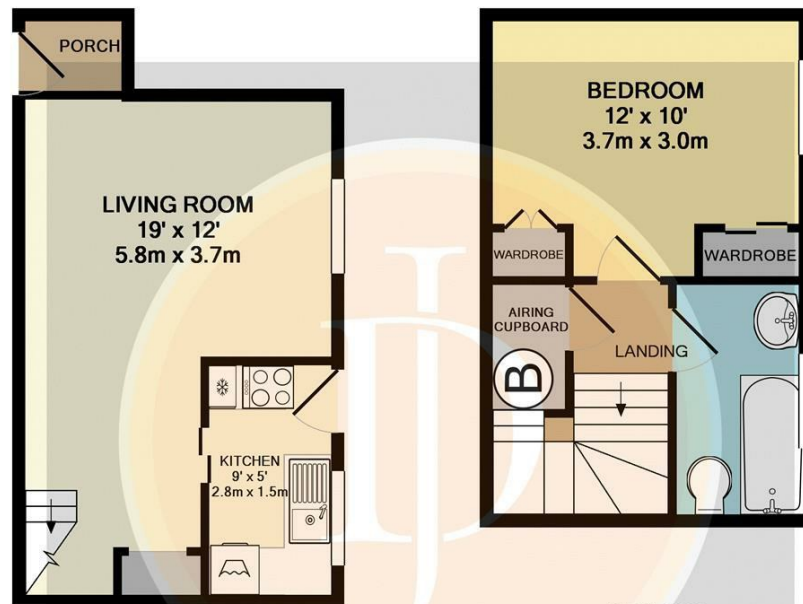
Parking arrangements - Residents parking

Furnishings - Unfurnished

£1,250 Per Calendar Month



Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 227 SQ.FT.
(21.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 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. 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		92
(81-91) B		
(69-80) C		
(55-68) D	57	
(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	52	56
(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: £1,250 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.