



Rickwood Horley RH6 9DF

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean bring to the market this spacious first floor studio apartment located on the popular Langshott development in Horley.

The property is within easy reach of Horley town centre shops and amenities including mainline railway station and briefly comprises: Large studio living area, kitchen with cooker / microwave / washer / dryer, bathroom with shower over the bath, storage heating and communal gardens.



Other benefits include residents parking, redecorated throughout and new carpets.

Five-week security deposit: £1,096.15

EPC Rating: C

Council Tax band: B

Twelve-month tenancy with a six-month break clause

Household income: £28,500 pa

Parking arrangements: Residents parking

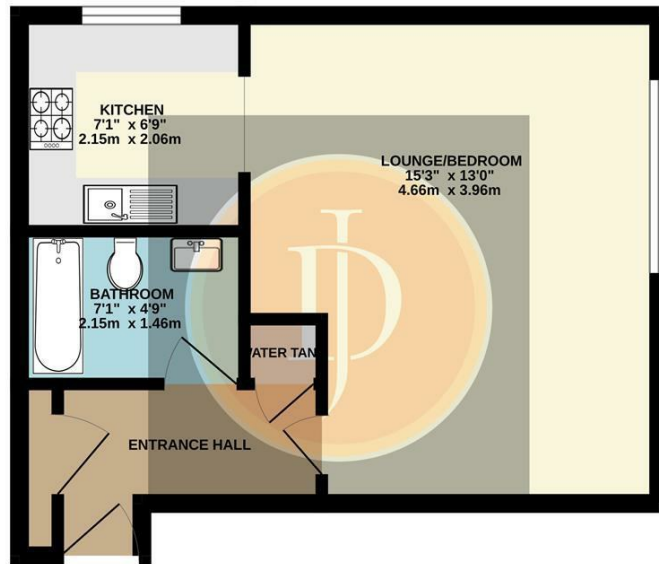
Furnishings: Unfurnished

£950 Per Calendar Month



Floor plan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan 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.
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		
	79	82
	EU Directive 2002/91/EC	
England & Wales		

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		
	70	73
	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: £950 Per Calendar Month

Security Deposit: £1,096

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.