



4 High Trees Court, Horsehill, Horley, RH6 0RB

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J A M E S D E A N
E S T A T E A G E N T S

JamesDean are delighted to offer this attractive first floor apartment to the market, which is ideally situated in picturesque semi-rural location equidistant from Horley and Reigate.

The property is in excellent decorative order and features double glazed windows, electric heating, sockets with USB points and a large storage cupboard off the hallway with provision of a washing machine included.

The accommodation consists of an entrance hall, a large double bedroom and a



spacious bathroom with elegant sanitary ware, floor to ceiling tiling and chrome towel radiator. There is an inviting open plan lounge/diner, which is fitted with a roman blind and the apartment is complete by a separate kitchen area located off the lounge/diner. The contemporary kitchen boasts grey gloss units, tiled splash-backs, ceramic hob, built in oven and microwave and integrated appliances including fridge/freezer and dishwasher.

Externally, the property benefits from an intercom door entry system, allocated parking and communal grounds including an attractive central courtyard.

Five week security deposit - £1,148.07

EPC Rating - D

Council Tax band - C

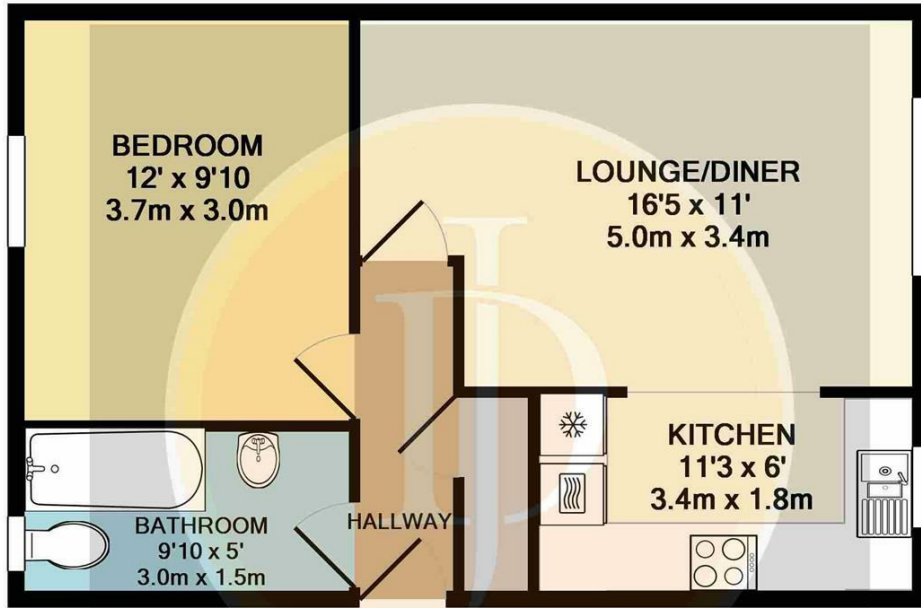
Twelve-month tenancy with a six-month break clause.

£995 Per Calendar Month



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Floor plan



TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	57	
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		
		63
	42	
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 reservation fee of £350.00. 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: £995 Per Calendar Month

Security Deposit: £1,148

Agency Fee: First Adult: £295.00 Additional Adults £100.00

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.