



Flint Close Horley RH6 9QE

www.jamesdeanproperty.co.uk



JAMES DEANE
ESTATE AGENTS

Available to the market is this two double bedroom, two bathroom terraced house located on the in a quiet cul de sac on ever popular Acres development.

The property comprises: Entrance hall, modern kitchen, cloakroom, light & airy living/dining room opening up to the conservatory. To the first floor there are two double bedrooms, one with en-suite shower room, fitted wardrobes and airing cupboard and the second with a full en-suite bathroom.



Externally the property has a reasonable sized low maintenance garden with rear access and a shed. To the front is an allocated parking space.

Five-week security deposit - £1,644.23

EPC Rating - C

Council Tax Band - D - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

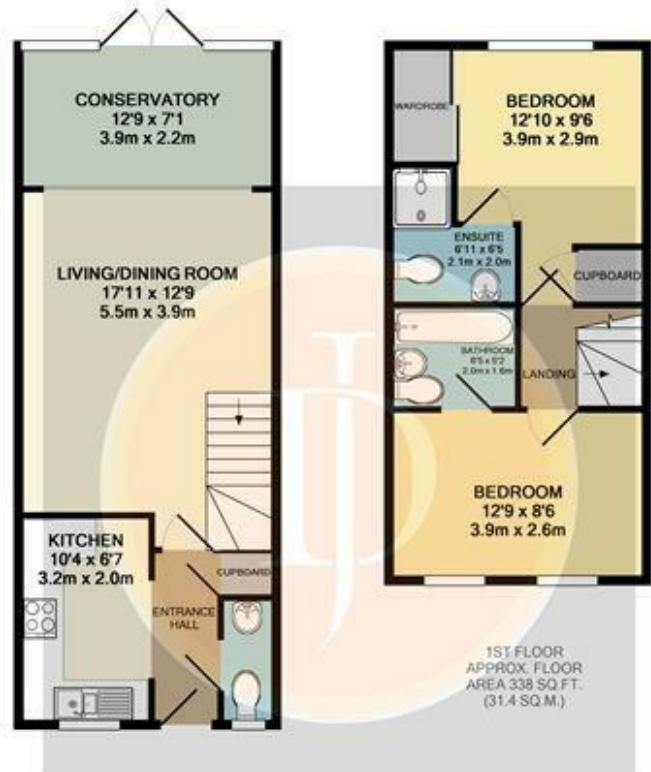
£1,425 Per Calendar Month



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Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 430 SQ. FT.
(39.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 768 SQ. FT. (71.3 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 is given 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		
	80	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		
	85	86
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: £1,425 Per Calendar Month

Security Deposit: £1,644

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.