



Whitecroft Horley RH6 9BZ

www.jamesdeanproperty.co.uk



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

JamesDean are delighted to present to market this attractive two bedroom apartment located in the sought after Langshott Development.

In brief, this second floor property consists of a large and welcoming entrance hall, a light and airy lounge/diner and good sized kitchen with ample fitted units. The impressive bathroom offers plenty of storage and the property is completed by a master bedroom and a second bedroom both with fitted storage.



The property is ideal anyone needing to commute. It is a short walk from Horley town centre and mainline railway station and benefits from the Fastway 20 bus service that provides services to Gatwick airport.

Externally the property benefits from off road residents parking.

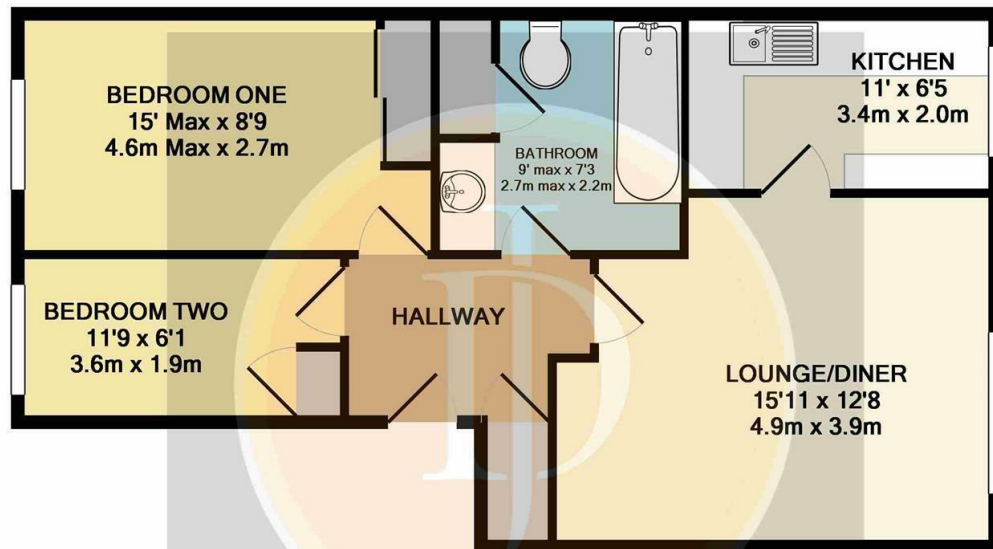
Five-week security deposit: £1442.30
EPC Rating: D - Awaiting new EPC
Council Tax band: C - Reigate & Banstead

Household income: £37,500
Parking arrangements: Residents parking
Furnishings: Unfurnished.

£1,250 Per Calendar Month



Floor plan



49 WHITECROFT

TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 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 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		
	67	81
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	68
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: £1,250 Per Calendar Month

Security Deposit: £1,442

Any questions please call your local branch.



JAMES DEAN
ESTATE AGENTS

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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.