



Victoria Road Horley RH6 7PX

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this large two double bedroom flat located within minutes of Horley town centre and mainline train station.

The property is offered in excellent condition throughout and briefly comprises: entry system, entrance hall, large lounge/diner, kitchen with appliances, two double bedrooms, family bathroom and second WC.

Other benefits include a garage and well kept communal grounds.



Location is always key and it is no exception as Horley offers a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and the mainline railway station provides fast services to London and the south coast.

Five-week security deposit: £1,673.07

EPC Rating: C - Awaiting new EPC

Council Tax band: C

Twelve-month tenancy with a six-month break clause

Household income: £43,500 pa

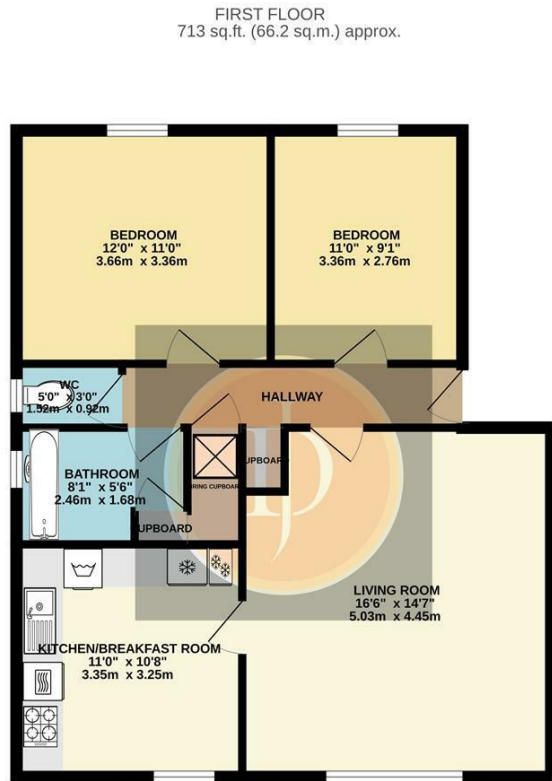
Parking arrangements: Garage

Furnishings: Unfurnished

£1,450 Per Calendar Month



Floor plan



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	77	78
(69-80) C		
(55-68) D		
(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	80	81
(69-80) C		
(55-68) D		
(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: £1,450 Per Calendar Month

Security Deposit: £1,673

Any questions please call your local branch.



JAMES DEANE

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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 Deane cannot be held liable if the information is incorrect.