



Aurum Close Horley RH6 9EE

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

JamesDean are delighted to present to the market this beautifully presented one double bedroom first floor apartment, ideally situated within the popular residential area of Aurum Close, just a short walk from Horley town centre and Horley mainline railway station.

The property offers bright, spacious accommodation extending to approximately 498 sq.ft (46.3 sq.m.). The generous dual-aspect lounge/dining room provides an excellent living and entertaining space, whilst the separate modern kitchen comes complete with white goods including an oven, hob, washing machine and fridge/freezer.



The spacious double bedroom comfortably accommodates a king-size bed and additional furniture, with the bathroom featuring a white suite and shower over the bath. There is also the added convenience of a useful airing cupboard and separate larder/storage cupboard.

Externally, the property benefits from allocated parking for one vehicle, well-maintained communal grounds, gas central heating and double glazing throughout.

Ideally located for commuters, Horley railway station offers direct services to London, Gatwick Airport and Brighton, whilst the town centre provides an excellent selection of shops, cafés and everyday amenities.

Five-week security deposit: £1,384.61

EPC Rating: C

Council Tax band: B - Reigate & Banstead

Household income: £36,000 pa

Parking arrangements: Allocated for one car

Furnishings: Unfurnished

£1,200 Per Calendar Month

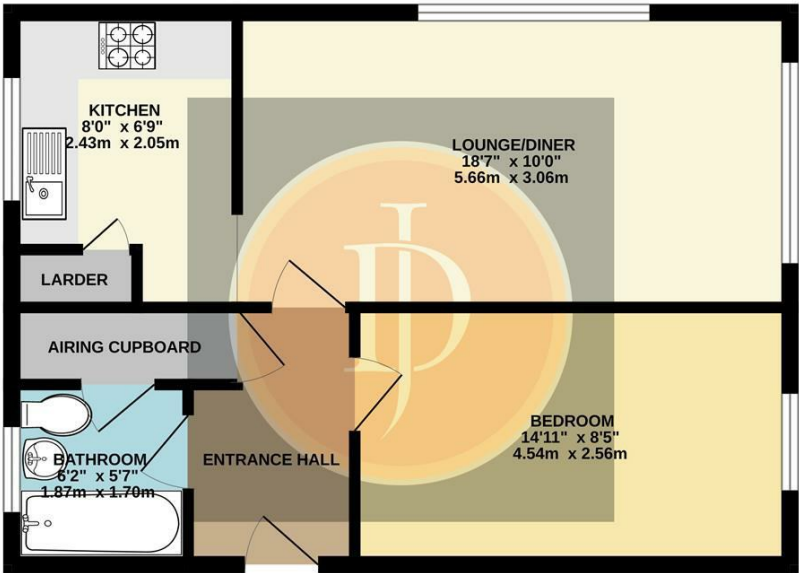


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£1,200 Per Calendar Month

Floor plan

FIRST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 498 sq.ft. (46.3 sq.m.) approx.
Whilst 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.
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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		
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		
(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: £1,200 Per Calendar Month

Security Deposit: £1,384

Any questions please call your local branch.



JAMES DEAN
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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.