



149 Lumley Road Horley RH6 7JG

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

JamesDean are pleased to bring to the market this beautifully presented new build development within half a mile of the town centre and it's shops, restaurants and public transport.

This stunning property briefly comprises: an entrance hall, sleek kitchen/diner with Bosch appliances, good size double bedroom with built in wardrobes and beautifully finished double walk in shower with white sanitary suite.

Other benefits include: an off road parking space, EV charging point and cycle



storage area.

There are five apartments in total within the development and are all finished to a very high specification.

Please note images are CGI generated, are estimated to be finished mid January.

Five-week security deposit: £1,471.15

EPC Rating: New Build - predicted B.

Council Tax Band: Awaiting banding

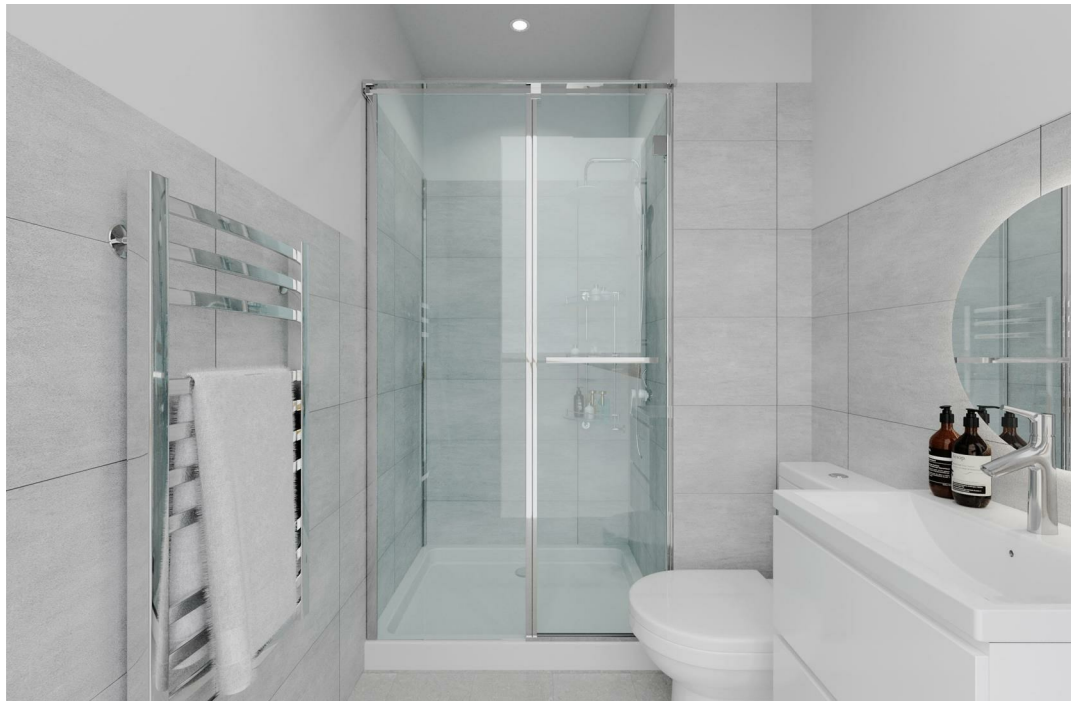
Twelve-month tenancy with a six-month break clause

Household income: £38,250

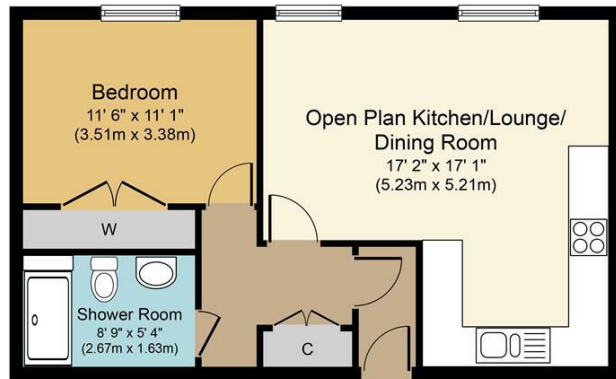
Parking arrangements: Off road parking for one car only.

Furnishings: Unfurnished.

**£1,275 Per Calendar Month**



## Floor plan



Approximate Floor Area  
538 sq. ft.  
(50.0 sq. m.)

Lumley Road, RH6



Approx. Gross Internal Floor Area 538 sq. ft. (50.0 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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:** £1,275 Per Calendar Month

**Security Deposit:** £1,471

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 Deane cannot be held liable if the information is incorrect.