



The Woodlands Smallfield RH6 9NP

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean present to the market this beautifully presented one bedroom First floor flat set in a popular private development in Smallfield. Situated within walking distance of the village centre, local shops and amenities this property is perfect for anyone looking to be in a more rural location.

In brief the property comprises of: entrance hall with storage cupboards, spacious lounge diner with access to the modern kitchen diner, generously sized double bedroom and the bathroom with shower.



Externally the property boasts one parking space and use of the well maintained communal gardens.

Five-week security deposit: £1,269.23

EPC Rating: C

Council Tax band: B - Tandridge

Twelve-month tenancy with a six-month break clause

Household income: £33,000 pa

Parking arrangements: Residents parking

Furnishings: Unfurnished

£1,100 Per Calendar Month

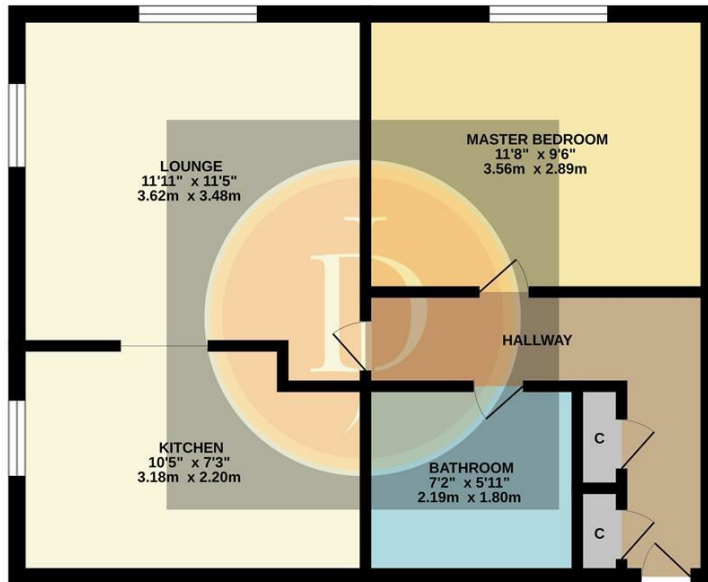


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£1,100 Per Calendar Month

Floor plan

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 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	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		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: £1,100 Per Calendar Month

Security Deposit: £1,269

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.