



Le May Close Horley RH6 7JH

www.jamesdeanproperty.co.uk



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

JamesDean are delighted to present to the market this well presented, huge, two double bedroom first floor flat located within walking distance of Horley town centre and mainline train station.

In brief the property comprises of: entrance hall, large lounge diner, two big double bedrooms, bathroom with shower, kitchen with appliances.

The property also benefits from having residents parking and communal



gardens.

*Please note, the property will be redecorated before move in.

Five-week security deposit - £1,730.76

EPC rating - C

Council Tax band - C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income - £45,000

Parking arrangements - Residents parking

Furnishings - Unfurnished

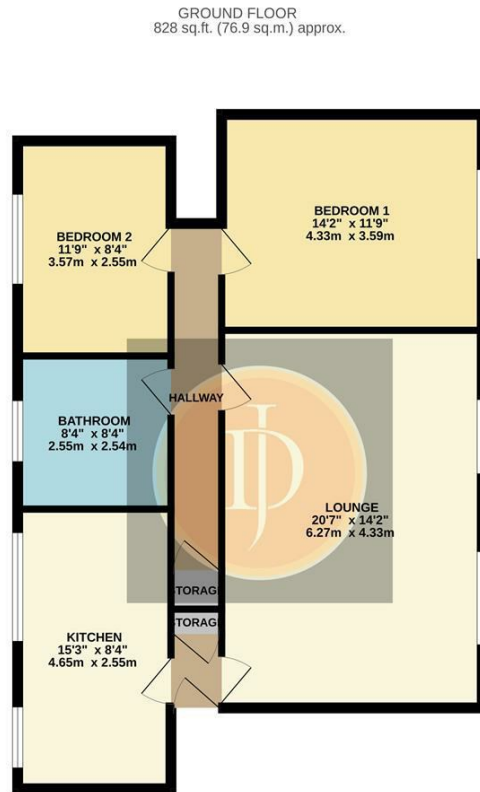
£1,500 Per Calendar Month



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£1,500 Per Calendar Month

Floor plan



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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 misstatement. 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		
	71	75
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		
	72	79
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: £1,500 Per Calendar Month

Security Deposit: £1,730

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.