



Massetts Road Horley RH6 7DT

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to present to the market this exceptionally stunning apartment in the ever sought after Cooper Lodge development, Massetts Road. Set back from the roadside this luxurious apartment is in easy reach of not only the town centre and mainline train station but also within a short distance from Gatwick Airport.

In brief the property comprises of: entrance hall, a spacious lounge diner, kitchen with integrated appliances, bathroom and the double bedroom. The



property also benefits from having a secure entry system, allocated parking and beautifully kept communal gardens.

Five-week security deposit - £1,355.76

EPC Rating - C

Council Tax band - D

Twelve-month tenancy with a six-month break clause

Household income 30 x monthly rent - £35,250 pa

Parking arrangements - One allocated parking space

Furnishings - Unfurnished

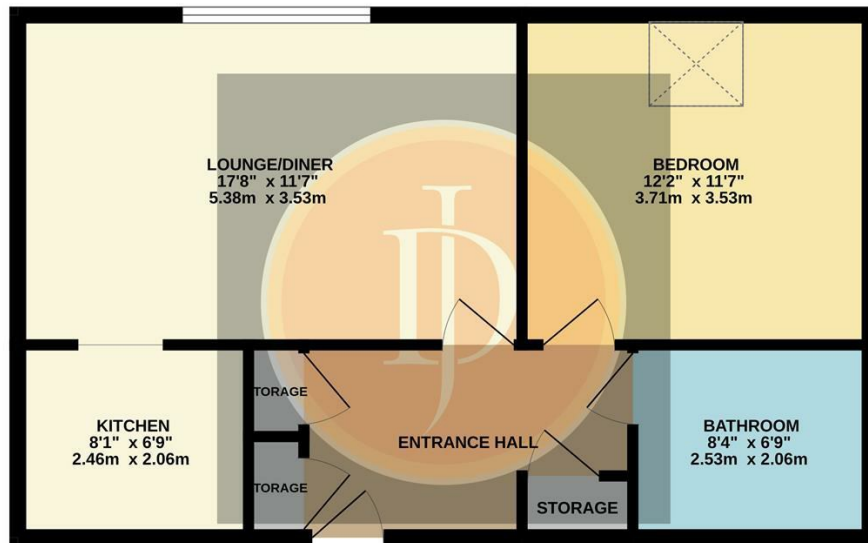
**PLEASE BE AWARE:** Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed at point of offer and will not be considered once an offer has been agreed and a tenancy started.

**£1,175 Per Calendar Month**



## Floor plan

GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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                                   | 78                      | 79        |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   | 69                      | 71        |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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:** £1,175 Per Calendar Month

**Security Deposit:** £1,355

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.