



Victoria Road Horley RH6 7PZ

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



Available to let is this very well presented three double bedroom ground floor apartment located in the heart of Horley Town Centre.

The property briefly comprises: Private entrance with video entry phone opening into the spacious open plan living/dining area with a modern white high gloss kitchen with appliances. Off of the internal hallway is the generous sized master bedroom. There are also two further great sized double bedrooms and a contemporary bathroom with rainfall shower over the bath.

Further benefits include, wooden window shutters to all rooms, gas central heating and residents permit parking.



Being located in the town centre, you are within walking distance to all local amenities, shops, cafes, pubs and restaurants and within a 5 minute walk to the mainline train station.

The property is unfurnished and available now.

Five-week security deposit: £1,730.76

EPC Rating: C

Council Tax Band: C - Reigate & Banstead

Household income: £45,000

Parking arrangements: Parking for one car

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 in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

**£1,500 Per Calendar Month**



## 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 reservation fee equal to one weeks rent. 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.**

**J A M E S D E A N**  
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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.