



43 Meath Green Lane Horley RH6 8EE

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



**JAMES DEANE**  
ESTATE AGENTS

Located within Meath Green in Horley, this beautifully presented one-bedroom flat offers stylish contemporary living, complete with a communal rear garden, private patio space and allocated parking for one car.

Set across two floors, the property creates a warm and inviting home, ideal for professionals or couples alike. The ground floor features a bright open-plan lounge, dining and kitchen area, designed for both relaxing and entertaining. The compact kitchen offers excellent storage and integrated gas cooking appliances, while the living space benefits from large French doors opening onto the patio, allowing an abundance of natural light throughout the downstairs accommodation.

Upstairs, the generous double bedroom provides a calm and comfortable retreat with plenty of room for additional furnishings.



Further benefits include a private patio area, allocated parking and being within walking distance of Horley town centre.

Situated in the sought-after Meath Green area, the property is ideally positioned for easy access to Horley town centre, local amenities and excellent transport links, including Horley train station, Gatwick Airport and the M23. The area remains particularly popular due to its quiet residential setting, attractive surroundings and convenient commuter access.

Five-week security deposit: £1,500.00

EPC Rating: C

Council Tax Band: C – Reigate & Banstead

Household income required: £39,000 per annum

Parking arrangements: Off-road parking for one car

Furnishings: Unfurnished

Assured Periodic Tenancy

During the tenancy, the tenant(s) will be responsible for the rent, all utility bills, telephone and internet connections and any relevant subscriptions, television licence and Council Tax.

**£1,300 Per Month**



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## 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:** £1,300 Per Month

**Security Deposit:** £1,500

**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.