



Victoria Road Horley RH6 7LT

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J A M E S D E A N
E S T A T E A G E N T S

This stunning two-bedroom top floor apartment offers bright, comfortable living within Horley town centre, ideal for professionals, commuters or those needing easy access to Gatwick Airport and surrounding transport links. The building also benefits from lift access to all floors.

The apartment provides well-proportioned accommodation throughout, including a large living area, stunning high specification kitchen with breakfast bar and two good sized bedrooms, creating a comfortable and functional home. The kitchen is fitted with integrated appliances, including a dishwasher and washing machine, while the bathroom is finished to a modern standard which includes a rain forest shower over the bath. Natural light throughout enhances the sense of space.

Positioned within close proximity to the station, the apartment offers excellent transport links for those travelling into London or further afield. Horley town centre is on your doorstep, providing a range of shops, cafés and



everyday amenities, while Gatwick Airport is also just a short distance away.

Offering a strong combination of space, specification and connectivity, this apartment is well suited to tenants looking for well-located and low-maintenance living.

Please note there is no parking with the property.

Victoria Road car park sits directly behind Saxley Court, chargeable hours are between 08:00 - 18:00, free parking is available when displaying a blue badge.

Five-week security deposit - £1,730.76

EPC Rating - D

Council Tax band - C - Reigate & Banstead

Household income: £46,500 pa

Parking arrangements: No available parking

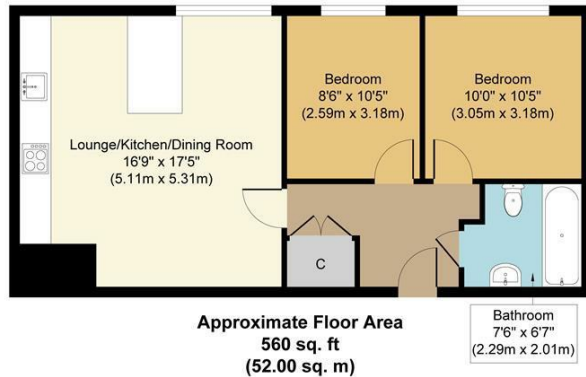
Furnishings: Unfurnished

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



Floor plan



Victoria Road, RH6



Approx. Gross Internal Floor Area 560 sq. ft / 52.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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

Security Deposit: £1,730

Any questions please call your local branch.



JAMES DEAN

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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 Deane cannot be held liable if the information is incorrect.