



Bonehurst Road Horley RH6 8QG

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JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to bring to market this exceptionally well presented two double bedroom apartment located in a modern purpose built block of apartments situated within walking distance of Horley town centre.

The property offers extensive living space throughout and comprises; Security entry system, large open plan lounge/diner, modern kitchen with appliances, master bedroom with en-suite shower, second double bedroom and main bathroom with shower. Externally the property boasts allocated



residents parking and use of the communal gardens.

Five-week security deposit - £1,500.00

EPC Rating - B

Council Tax band - C - Reigate & Banstead

Twelve-Month tenancy with a six-month break clause

Household income - £39,000 pa

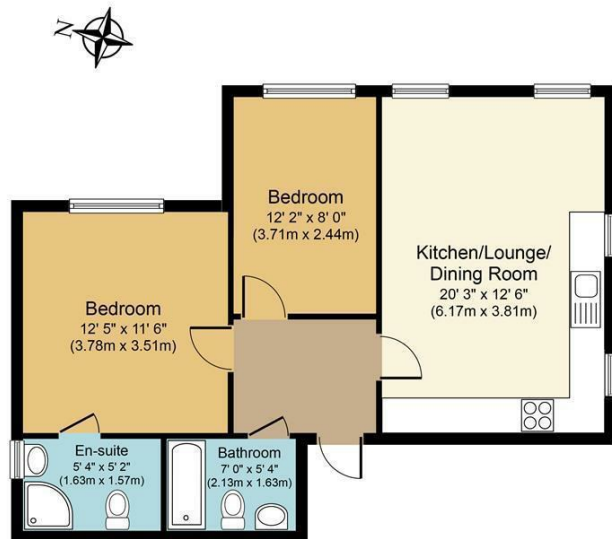
Parking arrangements - Allocated parking for one car

Furnishings - Unfurnished

£1,300 Per Calendar Month



Floor plan



Bonehurst Road, RH6



Approx. Gross Internal Floor Area 657 sq. ft. (61.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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: £1,300 Per Calendar Month

Security Deposit: £1,500

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 Dean cannot be held liable if the information is incorrect.