



Broadlands Horley RH6 9XA

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this spacious one double bedroom house located on the ever popular Langshott development. Conveniently located within walking distance of the local Fastway 20 bus route and Horley train station this property is perfect for anyone needing to commute.

In brief the property comprises of: double aspect lounge diner, modern kitchen with appliances, bathroom with shower and a generously sized double bedroom. The property also benefits from having ample storage and use of the



loft.

Five-week security deposit: £1,442.30

EPC Rating: C

Council Tax band: C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £37,500 pa

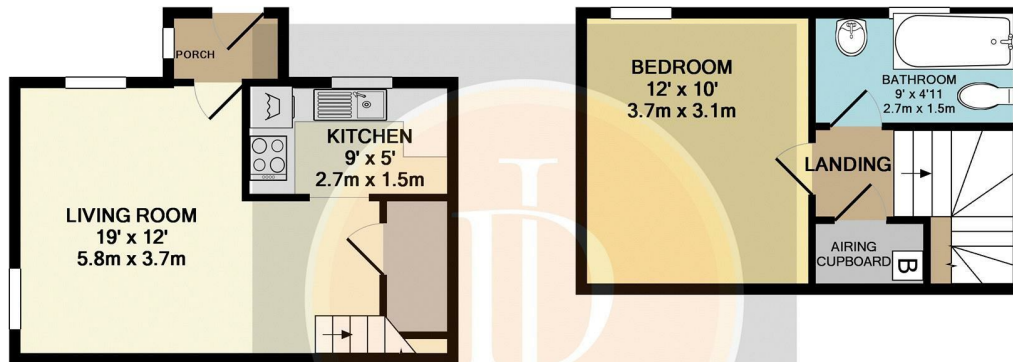
Parking arrangements: Residents parking

Furnishings: Unfurnished

£1,250 Per Calendar Month



Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 227 SQ.FT.
(21.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 470 SQ.FT. (43.7 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. 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		91
(81-91) B		
(69-80) C	73	
(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		
(69-80) C	69	69
(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: £1,250 Per Calendar Month

Security Deposit: £1,442

Any questions please call your local branch.



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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.