



Victoria Road Horley RH6 7HG

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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

Located in the ever popular Sovereign Place development is this beautifully presented first floor apartment, situated on the first floor in the rear block.

There is a security entry system allowing access to the block, which links to your mobile for ease of use. The entrance hall has the bonus of a utility cupboard housing space and plumbing for a washer/dryer, as well as an additional storage cupboard. Throughout the hallway and lounge/diner and kitchen is wood effect flooring, giving a modern twist.



Leading through to a spacious lounge/diner, with floor to ceiling windows flooding the room with light and door to a Romeo and Juliett balcony. The kitchen is set to the rear and comes with a range of matching grey base and wall units, integrated appliances and down lighting.

The double bedroom comes with built in wardrobes and also benefits from floor to ceiling windows and door accessing another Romeo and Juliett balcony. The bathroom is finished in a contemporary style and is part tiled with down lighting and extractor fan.

Five-week security deposit - £1,326.92

EPC Rating - B

Council Tax band - C - Reigate & Banstead

Household income - £34,500 pa

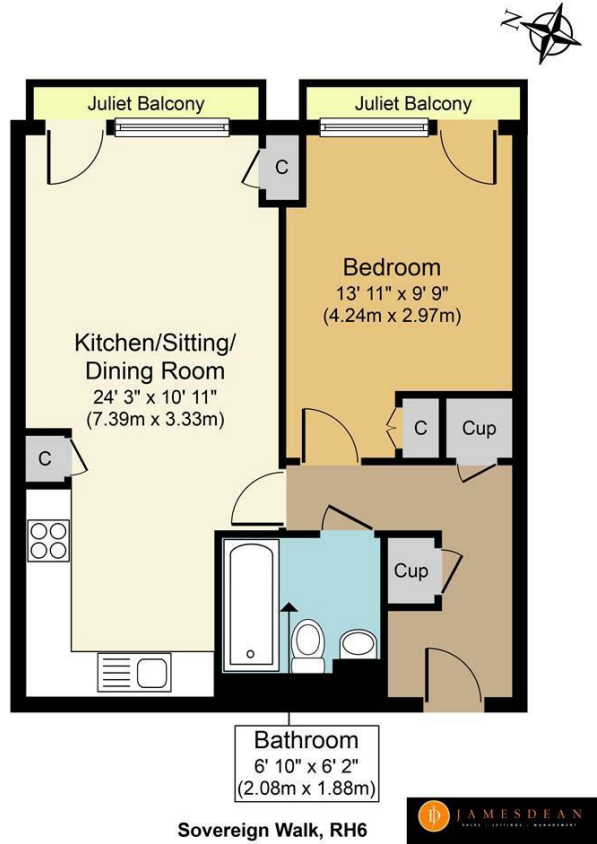
Furnishings - Unfurnished

Parking arrangements - No parking

£1,150 Per Calendar Month



Floor plan



Approx. Gross Internal Floor Area 489 sq. ft. (45.42 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		
(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		
(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: £1,150 Per Calendar Month

Security Deposit: £1,326

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.