



Cranbourne Close Horley RH6 8PA

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean being to the market this well presented two double bedroom town house in Cranbourne Close.

Recently redecorated and also with new carpets, this very spacious home briefly offers: An entrance hall and garage on the ground floor, very large lounge and kitchen on the first floor, two double bedrooms with wardrobes and bathroom on the second floor.



Please note: A new oven and hob will be fitted before the move in date.

Five-week security deposit: £1,730.76

EPC Rating: D

Council Tax band: C - Reigate & Banstead

Twelve-month tenancy with a six month break clause

Household income: £45,000 pa

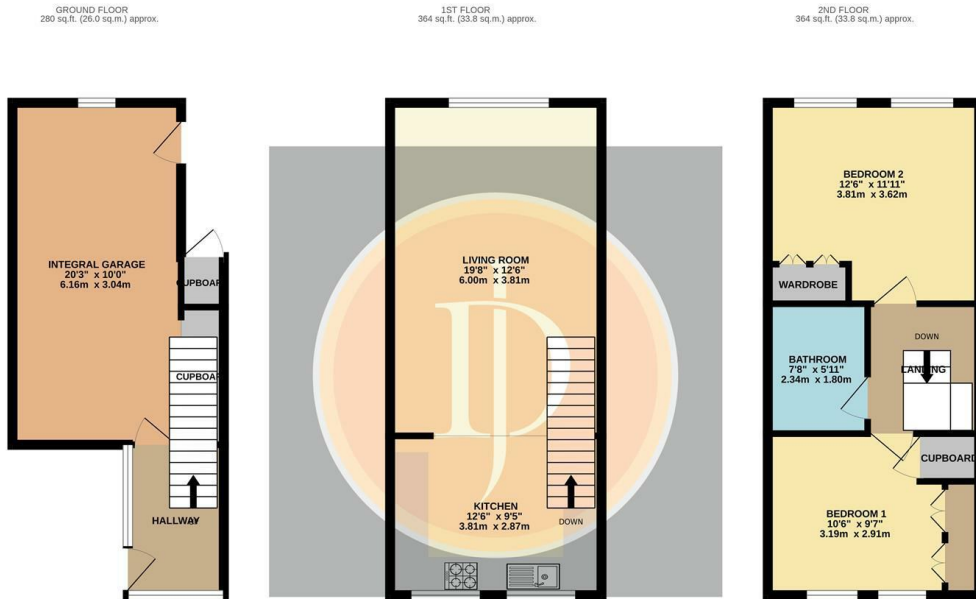
Parking arrangements: Garage and permit parking

Furnishings: Unfurnished.

£1,500 Per Calendar Month



Floor plan



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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 Per Calendar Month

Security Deposit: £1,730

Any questions please call your local branch.



JAMES DEANE

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 Deane cannot be held liable if the information is incorrect.