



Horley Row Horley RH6 8DH

www.jamesdeanproperty.co.uk



JAMES DEAN
E S T A T E A G E N T S

JamesDean are pleased to offer this two double bedroom first floor apartment within the Meath Green area.

Set within the Portland Vets development, this well present apartment briefly comprises: communal door to stairs, a spacious living room with open plan kitchen and appliances, two double bedrooms and a bathroom containing a bath with separate shower cubicle. The property also benefits from having allocated parking for one car and the rent includes Broadband.

Horley is a busy commuter town located just one station north of Gatwick Airport. With



Horley's brilliant transport links you can be in London or Brighton in under one hour. The town itself is host to many local businesses including cafe's and restaurants. Horley is also home to numerous local family run business's including a butchers, bakers, hairdressers, jewellers and hardware stores. Supermarkets include; Waitrose, Iceland and Lidl.

Five-week security deposit: £1,557.69

EPC Rating: C

Council Tax band: C - Reigate & Banstead

Household income: £40,500

Parking arrangements: Allocated parking for one car

Furnishings: Unfurnished

PLEASE BE AWARE: Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone, television licence and Council Tax.

£1,350



Floor plan



Ground Floor Plan 1:100



First Floor Plan 1:100



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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		87
(81-91) B		
(69-80) C	76	
(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: £1,350

Security Deposit: £1,557

Any questions please call your local branch.

JAMES DEAN
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.