



Whitecroft Horley RH6 9BZ

www.jamesdeanproperty.co.uk



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

JamesDean are delighted to present to market this attractive two bedroom apartment located on the popular Langshott Development.

It is a short walk from Horley town centre and mainline railway station and benefits from the Fastway 20 bus service that provides services to Gatwick airport.

In brief, this second floor apartment consists of a welcoming entrance hall with



storage cupboard, a light and airy lounge/diner and good sized kitchen with ample fitted units. The kitchen offers a contemporary design including stylish splash-back tiling, white units and integrated appliances. The impressive bathroom features floor to ceiling tiling and white sanitary ware. The apartment is completed by a master bedroom and second bedroom each with integrated storage.

Five-week security deposit: £1,442.30

EPC Rating: C

Council Tax band: C - Reigate & Banstead

Household income: £37,500 pa

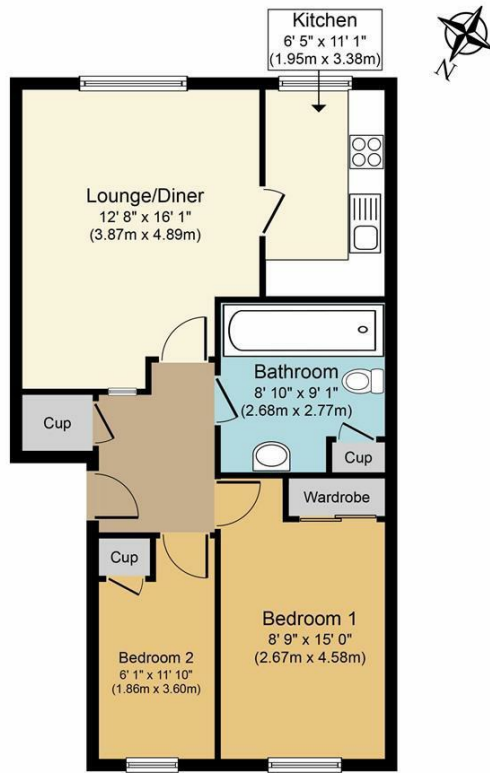
Parking Arrangements: Residents

Furnishings: Unfurnished

£1,250 Per Calendar Month



Floor plan



Approximate Floor Area
629 sq. ft.
(58.4 sq. m.)



Approx. Gross Internal Floor Area 629 sq. ft. (58.4 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk

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		
	69	77
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		
	54	64
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.



JAMES DEAN
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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.