



Upfield Horley RH6 7LF

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer to the market this immaculately presented two double bedroom first floor maisonette within easy reach of Horley town centre and mainline train station.

In brief the property comprises of: large welcoming entrance hall, lounge diner, kitchen with appliances, bathroom and a separate WC, master bedroom with fitted wardrobes and a further second bedroom again with fitted storage. The property also boasts ample storage throughout.



The property also benefits from new floor coverings throughout as well as vinyl flooring in the bathroom.

Externally there is residents parking with a permit and a large rear garden along with two garden sheds.

*Please note, there is a charge to the council for the parking permit.

Five-week security deposit: £1,615.38

EPC Rating: E

Council tax band: C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £42,000 pa

Parking arrangements: Permit Parking

Furnishings: Unfurnished

£1,400 Per Calendar Month



Floor plan

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| 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: £1,400 Per Calendar Month

Security Deposit: £1,615

Any questions please call your local branch.



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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.