



Longbridge Road Horley RH6 7EJ

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this **RECENTLY REFURBISHED** one bedroom flat located within easy access of both Gatwick Airport and Horley town centre.

The property has great transport links to the M23/M25, mainline train station and comprises: Entrance hall, lounge/diner, fitted kitchen with appliances, bedroom with fitted wardrobes, bathroom with shower and parking.



Externally the property offers ample residents parking and communal gardens.

Five week security deposit - £1,269.23.

EPC Rating - E.

Council Tax band - B - Reigate & Banstead.

Twelve-month tenancy with a six-month break clause.

Household income: £33,000 pa.

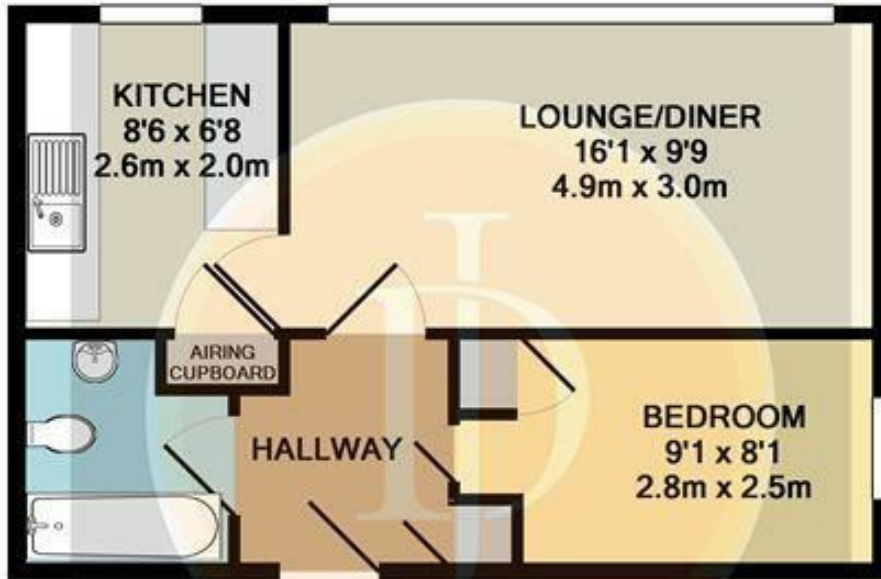
Parking arrangements: Residents parking.

Furnishings: Unfurnished.

£1,100 Per Calendar Month



Floor plan



TOTAL APPROX. FLOOR AREA 348 SQ.FT. (32.4 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. 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
<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>		
		75
	53	
EU Directive 2002/91/EC		
England & Wales		

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>		
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: £1,100 Per Calendar Month

Security Deposit: £1,269

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.