



Ardshiel Drive Redhill RH1 6QN

www.jamesdeanproperty.co.uk



JAMES DEANE
ESTATE AGENTS

Set within a friendly cul-de-sac near the tranquil greenery of Earlswood Common, this beautifully presented pet friendly four-bedroom home offers a rare combination of modern innovation and sustainable living. Conveniently located within close proximity to St. John's Primary School and Reigate Secondary School, it provides an ideal setting for families.

Designed for lower bills and greener living, this smart home boasts impressive energy-saving features, helping tenants save approximately £1,100+ per year on utility costs.

- Solar Panels positioned for optimal sunlight capture, significantly reducing reliance on grid electricity.
- 5kWh Battery Storage to store surplus daytime solar energy, ensuring efficiency during evenings and cloudy periods.
- Solar-Enabled EV Charger, perfect for tenants with electric vehicles, allowing charging powered by the sun.



The home also benefits from zoned heating via Google Nest, providing flexible and energy-efficient temperature control:

- Underfloor heating in the hallway and downstairs toilet, powered overnight with excess solar energy.
- Kitchen-diner zone with underfloor heating, optimizing comfort and energy efficiency.
- Upper floors with gas central heating, fully customizable for convenience via Google Home or a smartphone.

Additionally, the kinetic lighting system in the living room allows voice control for effortless ambiance adjustment. Whether dimming lights for a cozy evening or setting up different lighting modes, tenants can enjoy a seamless, intuitive experience—or simply use traditional light switches.

Five-week security deposit: £3,115.38

EPC Rating: C

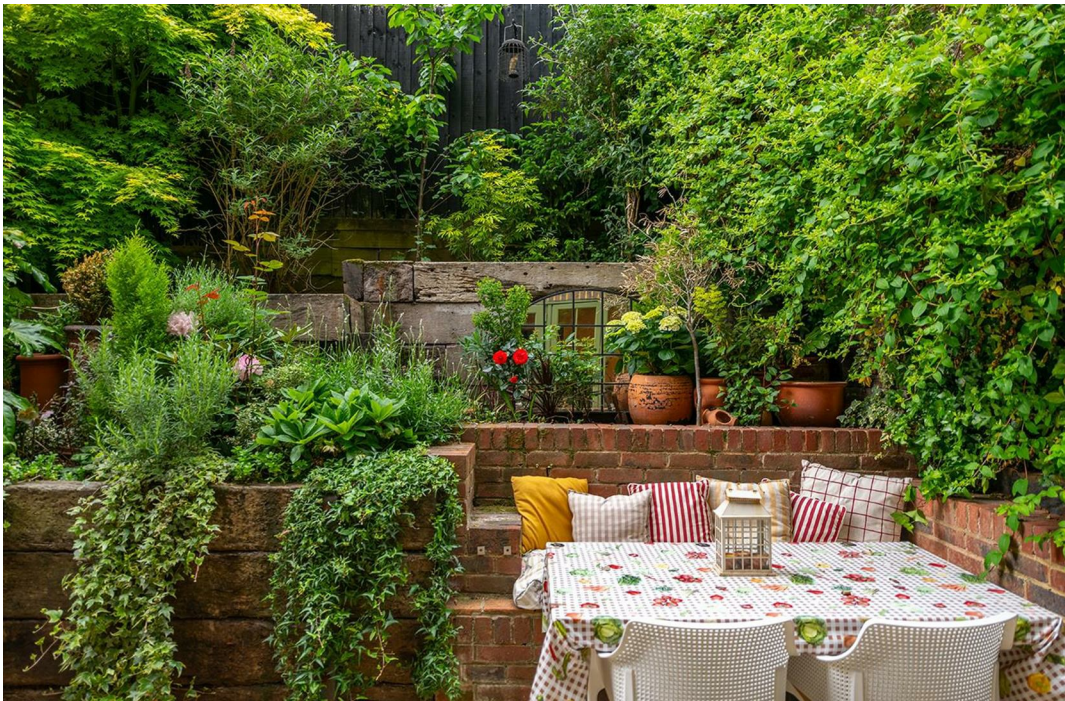
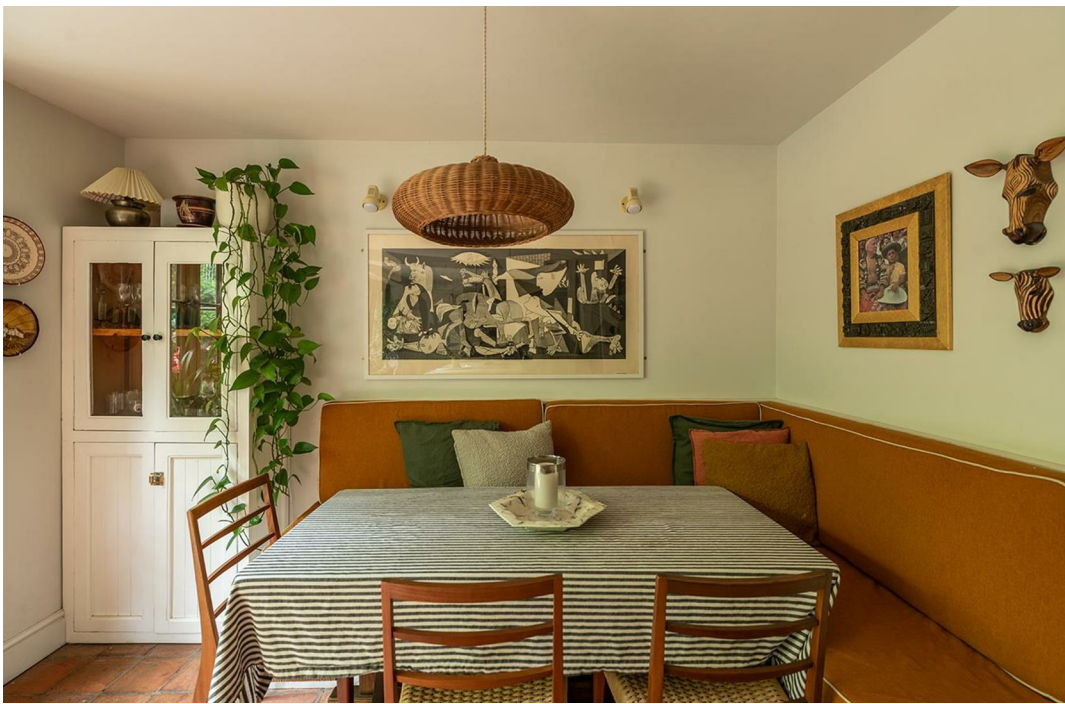
Council Tax band: E - Reigate & Banstead

Household income: £81,000 pa

Parking Arrangements: Parking to the front

Furnishings: Unfurnished.

£2,700 Per Calendar Month



Floor plan



Ardshiel Drive, RH1
Approx. Gross Internal Floor Area 1704 sq. ft / 158.40 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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		
	72	83
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		
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: £2,700 Per Calendar Month

Security Deposit: £3,115

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.