



Horley Row Horley RH6 8DH

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

JamesDean present to the market this one bedroom apartment forming part of a small development of five properties. Conveniently located within walking distance of Horley town centre and mainline train station this property is perfect for anyone needing to commute.

In brief this stunning property comprises of: entrance hall, open plan lounge diner, modern kitchen with appliances, double bedroom and the main bathroom with shower. Additionally, the property benefits from a private rear



garden!

Externally the property boasts use of the communal gardens and allocated parking.

Offered to the market unfurnished and PET FRIENDLY!

Five-week security deposit: £1,384.61

Council Tax band: B

EPC Rating: C

Twelve-month tenancy with a six-month break clause

Household income: £36,000 pa

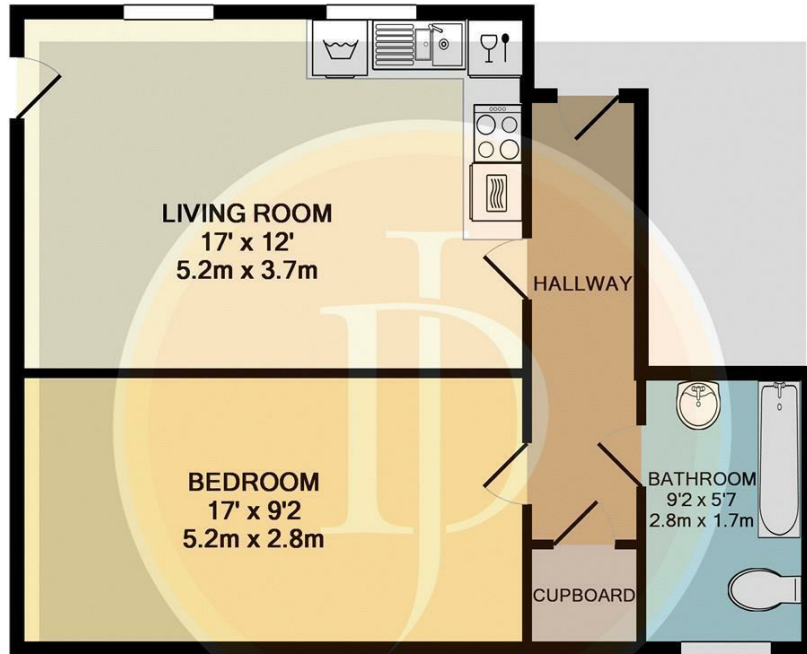
Parking arrangements: Off road for one car

Furnishings: Unfurnished

**£1,200 Per Calendar Month**



## Floor plan



TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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:** £1,200 Per Calendar Month

**Security Deposit:** £1,384

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.