



Newbury Road Crawley RH10 7SN

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





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

JamesDean are proud to offer to the market this well presented two double bedroom ground floor flat within walking distance of Three Bridges station.

In brief the property comprises: entrance hall with storage, lounge/diner, large kitchen with appliances, family bathroom with shower, master bedroom with fitted wardrobes and en-suite shower and the second double bedroom also with fitted wardrobes.



Externally the property benefits from ample residents parking and a playing field opposite.

Offered to the market FURNISHED.

Five week security deposit: £1,442.30

EPC Rating: C

Council Tax band: C - Crawley Council

Twelve-month tenancy with a six-month break clause

Household income: £37,500

Parking arrangements: Residents parking

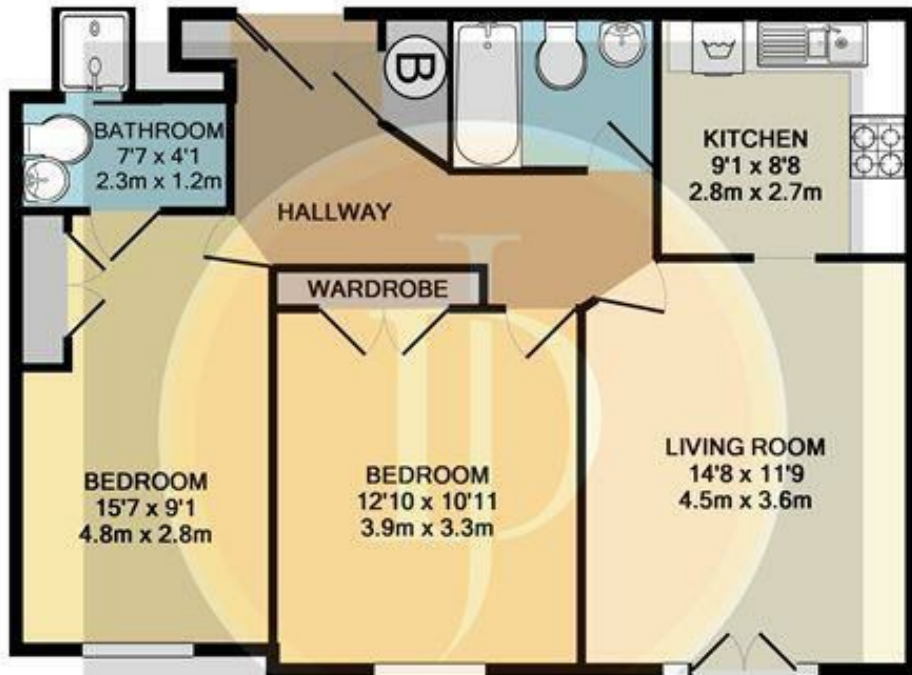
Furnishings: Furnished

**£1,250 Per Calendar Month**





## Floor plan



TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.4 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
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		
	79	81
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		
	78	79
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.