



Lumley Road Horley RH6 7JX

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



**J A M E S D E A N**  
E S T A T E A G E N T S

JamesDean are delighted to offer to the market this spacious and well-presented one-bedroom first floor apartment, ideally situated within the highly sought-after Quadrangle development in Horley. Benefiting from secure gated parking for one vehicle, a Juliette balcony and beautifully maintained communal gardens, this fantastic home is just a short walk from Horley town centre and the mainline railway station.

The property offers bright and spacious accommodation throughout, beginning with a welcoming entrance hall leading into an impressive open-plan living and dining area. The generous reception room provides plenty of space for both lounge and dining furniture and enjoys excellent natural light, creating a comfortable and versatile living environment.

The modern fitted kitchen offers a range of wall and base units with generous worktop space, an integrated oven, gas hob and extractor hood, making it ideal for everyday living.



The spacious double bedroom benefits from fitted mirrored wardrobes and French doors opening onto a Juliette balcony, allowing plenty of natural light and pleasant views across the attractive communal gardens.

The accommodation is completed by a modern bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside, residents enjoy access to the beautifully landscaped communal gardens, complete with ornamental ponds, bridges and mature planting, creating a peaceful setting rarely found in apartment developments. The property also benefits from a secure gated allocated parking space for one vehicle.

Ideally positioned within easy walking distance of Horley town centre, local shops, cafés and restaurants, the apartment is also perfect for commuters, with Horley railway station providing direct services to London, Gatwick Airport and the South Coast.

Five-week security deposit: £1,500

EPC Rating: B

Council Tax band: C - Reigate & Banstead

Household income: £39,000

**£1,300 Per Calendar Month**



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## £1,300 Per Calendar Month



### 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 reservation fee equal to one weeks rent. 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:** £1,300 Per Calendar Month

**Security Deposit:** £1,500

**Any questions please call your local branch.**

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

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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.