



Newman Road Horley RH6 9JB

www.jamesdeanproperty.co.uk



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

FULLY BOOKED - NO MORE AVAILBLE VIEWINGS

JamesDean are thrilled to exclusively present to the market this absolutely stunning five bedroom family home within the sought after Acres Development.

In brief the property comprises of: entrance hall with double doors providing access to the beautiful modern kitchen with appliances, spacious open plan lounge diner which also boasts a part glazed vaulted ceiling and patio doors leading out to the rear garden.



On the first floor, the gorgeous master bedroom complete with fitted wardrobes and an en-suite bathroom with shower and the second bedroom also with fitted wardrobes and an en-suite shower room.

Up again to the second floor, two further double bedrooms and a generously sized fifth bedroom or study depending on your requirements.

The property also benefits from having ample storage throughout in the means of storage cupboards and plenty of loft space, downstairs WC and off street parking for one vehicle, plus garage. Ample on street parking can be found at the front.

Five-week security deposit - £2,221.15

EPC Rating - C

Council Tax Band - E

Twelve-month tenancy with a six-month break clause

Household income 30 x monthly rent - £57,750

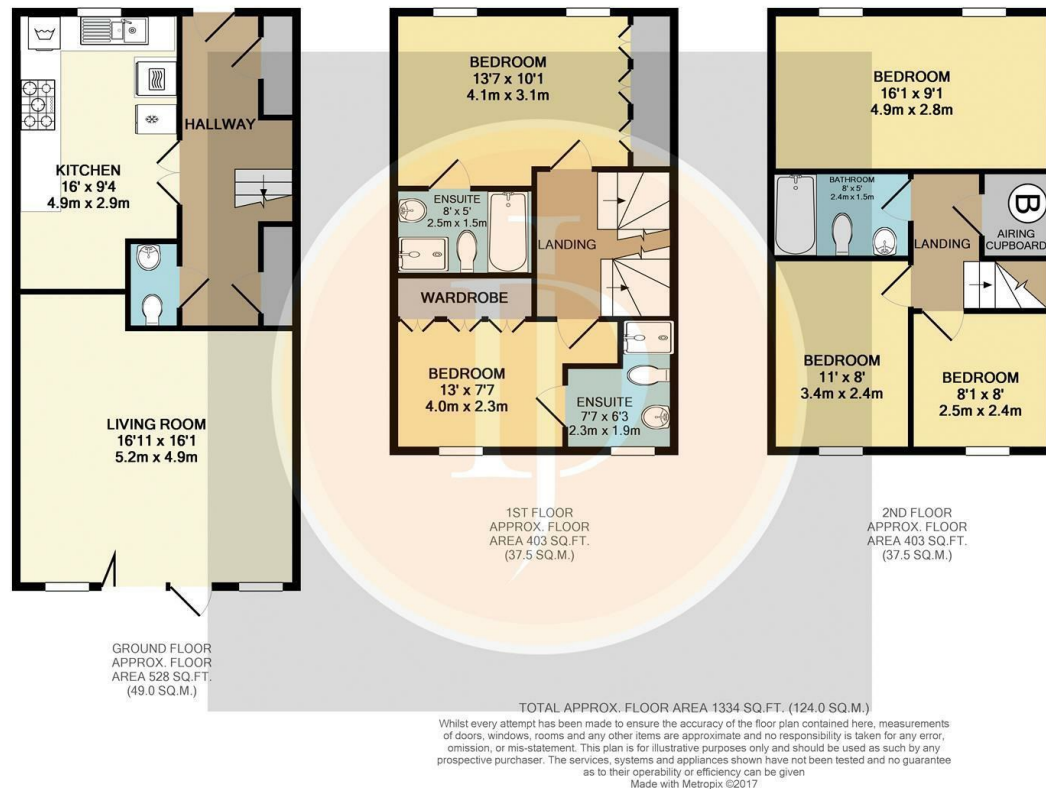
Parking arrangements: Garage + off street or one car

Furnishings - Unfurnished

£1,925 Per Calendar Month



Floor plan



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		
England & Wales	EU Directive 2002/91/EC	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	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: £1,925 Per Calendar Month

Security Deposit: £2,221

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.