



Carlton Tye Horley RH6 9XJ

www.jamesdeanproperty.co.uk



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

JamesDean are delighted to present to the market this lovely two bedroom mid terrace house tucked away in a quiet cul-de-sac on the Langshott development.

In brief the property comprises of: welcoming entrance hall, kitchen with appliances which include a fridge freezer, cooker, washing machine and dishwasher, spacious lounge diner with large patio doors providing access to the garden, two generously sized bedrooms with fitted wardrobes and the family bathroom with shower.

Externally the property boasts a well maintained rear garden with patio and use of



the garden shed and to the front off street parking.

Five-week security deposit: £1,788.46.

EPC Rating: D.

Council Tax band: D.

Minimum twelve-month tenancy with a six-month break clause.

Household income: £46,500 pa.

Parking arrangements: Off road for one car.

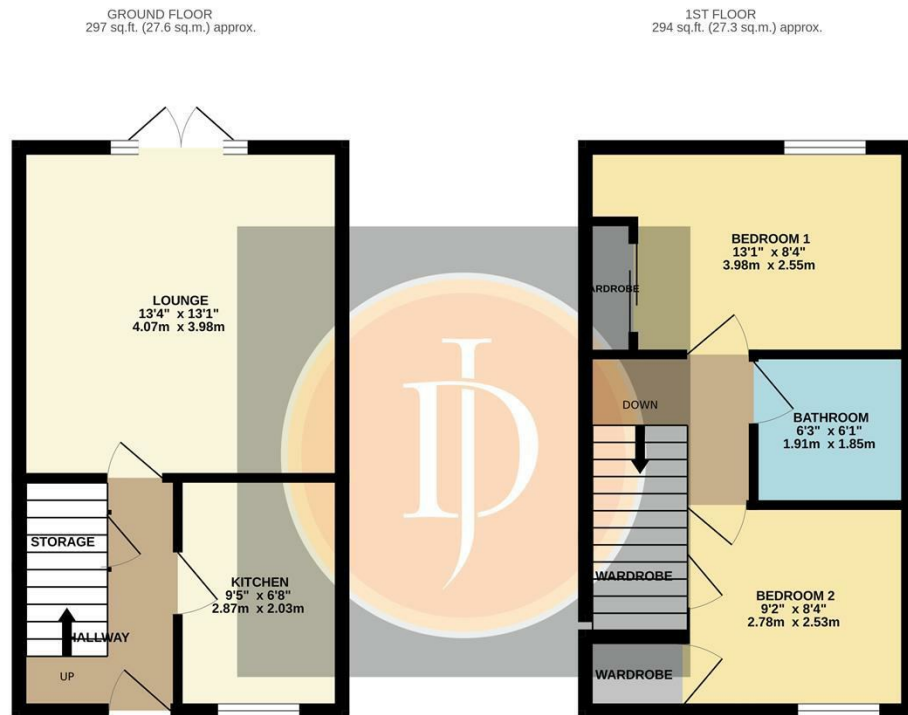
Furnishings: Unfurnished.

PLEASE BE AWARE: Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed at point of offer and will not be considered once an offer has been agreed and a tenancy started.

£1,550 Per Calendar Month



Floor plan



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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 ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 75 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 48 | |
| (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: £1,550 Per Calendar Month

Security Deposit: £1,788

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.