



Kingsley Road Horley RH6 8JX

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





**JAMES DEAN**  
ESTATE AGENTS

JamesDean bring to the market this two double bedroom terraced house located in the extremely popular Meath Green area of Horley. Conveniently located within walking distance of local transport links and local schools this property is ideal for families and commuters alike.

In brief the property comprises of: entrance hall, living room, kitchen diner, fitted kitchen with ample storage, two double bedrooms and the family bathroom with shower.



Externally the property boasts allocated parking and front and rear gardens.

Offered to the market unfurnished.

Five-week security deposit: £1,730.76

EPC Rating: C - Awaiting new EPC

Council Tax band: C - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £45,000

Parking arrangements: Allocated

Furnishings: Unfurnished

**£1,500 Per Calendar Month**





## Floor plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 314 SQ. FT.  
(29.2 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 302 SQ. FT.  
(28.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 616 SQ. FT. (57.3 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.  
Made with Metropix ©2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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

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:** £1,500 Per Calendar Month

**Security Deposit:** £1,730

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.