



Mead Avenue Redhill RH1 5DD

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 bring to the market this two and a half bedroom family home within a quiet road in Salfords.

Currently under redecoration and situated within minutes walk of Salfords train station, this property is perfect for anyone needing to commute as well as families looking to get the children into the local schools.

In brief the property comprises of: welcoming entrance porch leading through to the entrance hall, light and airy lounge diner and the modern fitted kitchen complete with



appliances. Upstairs, two spacious double bedrooms, the master bedroom with fitted wardrobes, the single bedroom again with fitted storage and the family bathroom with bath and shower.

Externally the property boasts a well maintained large rear garden with patio area and also a driveway offering off road parking.

Five-week security deposit: £2,019.23

EPC Rating: D

Council Tax band: D - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £52,500 pa

Parking arrangements: Driveway

Furnishings: Unfurnished

£1,750 Per Calendar Month



Floor plan



Ground Floor
Floor area 37.0 sq. m. (396 sq. ft.) approx.



First Floor
Floor area 37.0 sq. m. (396 sq. ft.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		62
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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: £1,750 Per Calendar Month

Security Deposit: £2,019

Any questions please call your local branch.

Total floor area 74.0 sq. m. (797 sq. ft.) approx.
This plan is for illustration purposes only and may not be representative of the property.
Plan created for Mayhees 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.