



Consort Way Horley RH6 7AF

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to offer this spacious and well-presented two-bedroom ground floor apartment, ideally situated within easy reach of Horley town centre, Horley Railway Station and Gatwick Airport.

Offering approximately 666 sq.ft. of accommodation, the property features a generous open-plan living and dining space with a modern fitted kitchen, creating an excellent area for both everyday living and entertaining. The apartment benefits from two well-proportioned bedrooms, including a particularly spacious principal bedroom, together with a stylish contemporary bathroom finished to a high standard.

The property is presented in good decorative order throughout with modern flooring, neutral décor



and recessed lighting, providing a bright and welcoming home.

Located in a popular and convenient position, residents enjoy easy access to local shops, restaurants, supermarkets and leisure facilities, whilst commuters benefit from excellent transport links via Horley Station, the M23 and Gatwick Airport.

An ideal home for professional tenants, couples, small families or those seeking convenient ground floor living.

Please note there is a one off charge for the permit parking, details upon request.

Five-week security deposit: £1,615.38

EPC Rating: - C

Council Tax band: B - Reigate & Banstead

Household income: £42,000 pa

Parking arrangements: Permit parking for one car\*

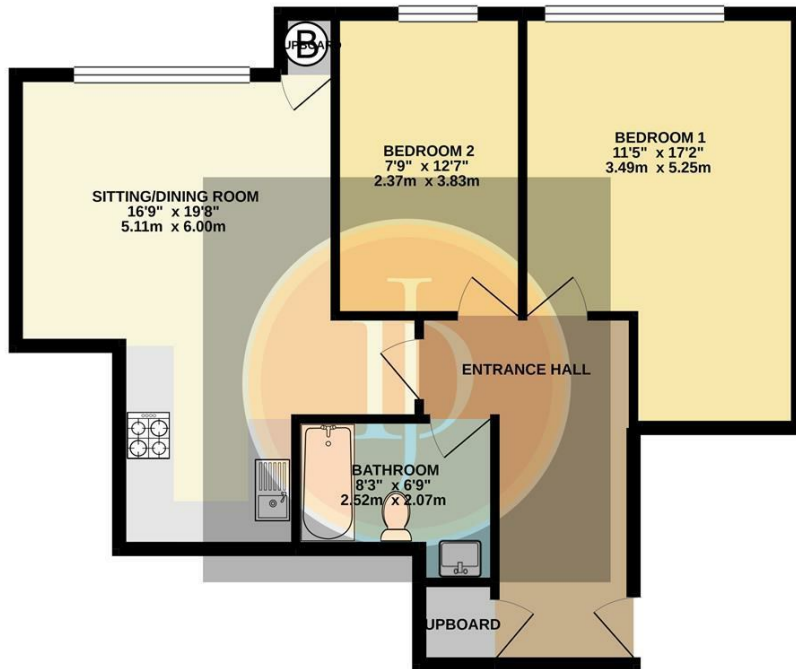
Furnishings: Unfurnished

**£1,400 Per Calendar Month**



## Floor plan

GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:** £1,400 Per Calendar Month

**Security Deposit:** £1,615

Any questions please call your local branch.



# JAMES DEANE

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 Deane cannot be held liable if the information is incorrect.