

Rickwood Langshott Horley RH6 9DF

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JamesDean are delighted to present this spacious and well-presented two bedroom apartment, situated within the popular Langshott area of Horley. Offering generous accommodation, neutral décor throughout and the benefit of residents' parking and communal grounds, this property would make an ideal home for professionals, couples or a small family.

The accommodation comprises an entrance hallway with useful storage, leading through to a generously proportioned living room. This bright and versatile space offers ample room for both lounge and dining furniture, making it ideal for everyday living and entertaining.

The separate fitted kitchen features a modern range of white wall and base units, contrasting worktops, tiled splashbacks and a built-in oven with extractor hood. There is also space for essential appliances, providing a practical and functional cooking area.



Both bedrooms are well-proportioned and benefit from neutral decoration and carpeting. The principal bedroom also features fitted wardrobes with sliding doors, offering convenient storage without compromising on floor space.

The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by tiled walls.

Further benefits include electric heating, double-glazed windows and additional hallway storage.

Externally, residents can enjoy the communal grounds surrounding the development, together with the convenience of residents' parking.

Situated in the established Langshott residential area, the property offers convenient access to Horley town centre, local amenities, transport connections and Gatwick Airport.

Five-week security deposit: £1,615.38
EPC Rating: C
Council Tax band: C - Reigate & Banstead

Household income: £42,000 pa
Parking arrangements: Residents Parking
Furnishings: Unfurnished

£1,400 Per Calendar Month





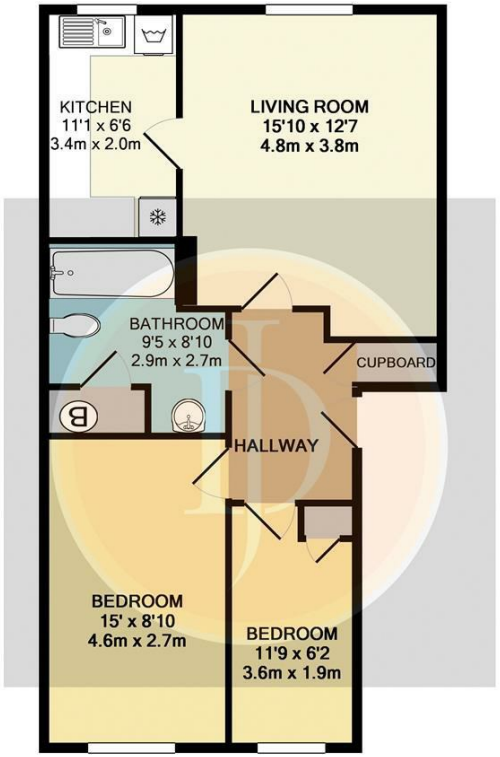




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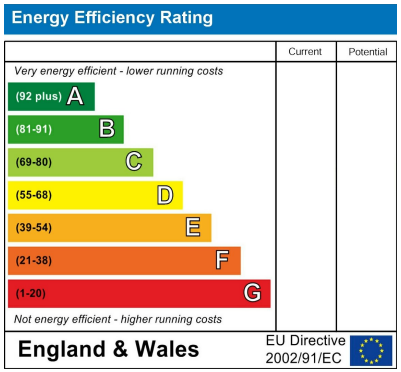
Floor plan

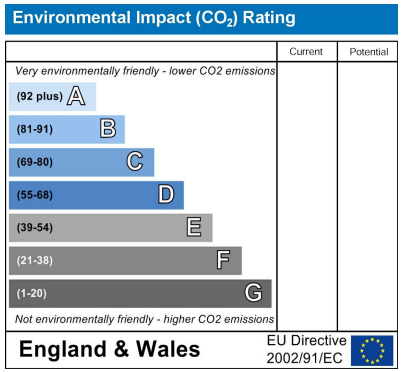


TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

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

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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.

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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.