



Victoria Road Horley RH6 7QH

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





**JAMES DEAN**  
ESTATE AGENTS

JamesDean bring to the market the very spacious four bedroom maisonette spread over three floors and located in the heart of Horley town centre within a few minutes walk of the mainline station.

In brief the property comprises: Entrance hall with stairs leading to one double bedroom and study area to first floor, stairs leading up to two further good sized bedrooms, large living room and modern kitchen and on the top floor is a fourth double bedroom and bathroom. To the rear is two parking spaces. The



property has recently been refurbished throughout.

Five-week security deposit: £1,846.15

EPC Rating: E - Please note new double glazing and heaters have been installed since last EPC.

Council Tax band: C

Twelve-month tenancy with a six-month break clause

Household income: £48,000 pa

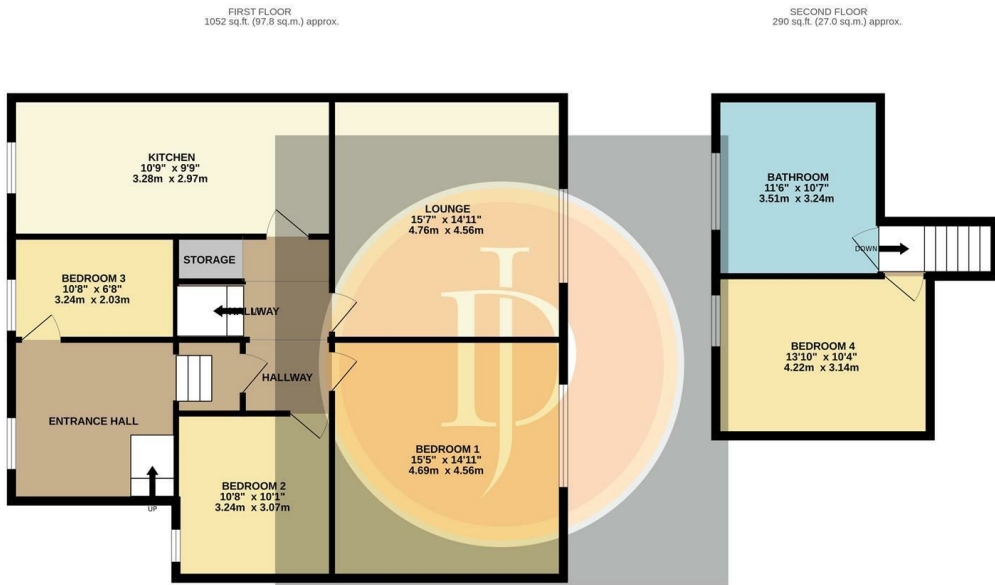
Parking arrangements: Two off road parking spaces

Furnishings: Unfurnished

**£1,600 Per Calendar Month**



Floor plan



TOTAL FLOOR AREA: 1343 sq.ft. (124.7 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		
(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: £1,600 Per Calendar Month

Security Deposit: £1,846

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.