



Russells Crescent Horley RH6 7GW

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**JAMES DEAN**  
ESTATE AGENTS

JamesDean are delighted to offer this superb first floor apartment to the market, which is ideally located in the town centre within walking distance to amenities and the mainline station.

This apartment is in excellent decorative order and presented to a high standard. It features double glazed windows, gas central heating, fitted storage off the hallway and the bonus of a balcony and allocated parking.

The accommodation consists of an entrance hall, master bedroom with built in wardrobe, spacious bathroom, Second double bedroom, open plan kitchen area located off the lounge/diner which boasts white gloss units, ceramic hob and integrated appliances including oven, fridge/freezer, dish washer and washing machine. The lounge/diner opens onto a private South



facing balcony.

The property benefits from a secure door entry system and allocated underground parking

Location is always key and it is no exception here as the residents are situated in the heart of the thriving town of Horley, which offers a great mix of local amenities and excellent transport links.

The property will be offered unfurnished and available now.

Five-week security deposit: £1,615.38

EPC Rating: B

Council Tax band: D - Reigate & Banstead

Minimum twelve-month tenancy with a six-month break clause

Household income: £42,000 pa

Parking arrangements: Allocated parking for one car.

Furnishings: Unfurnished.

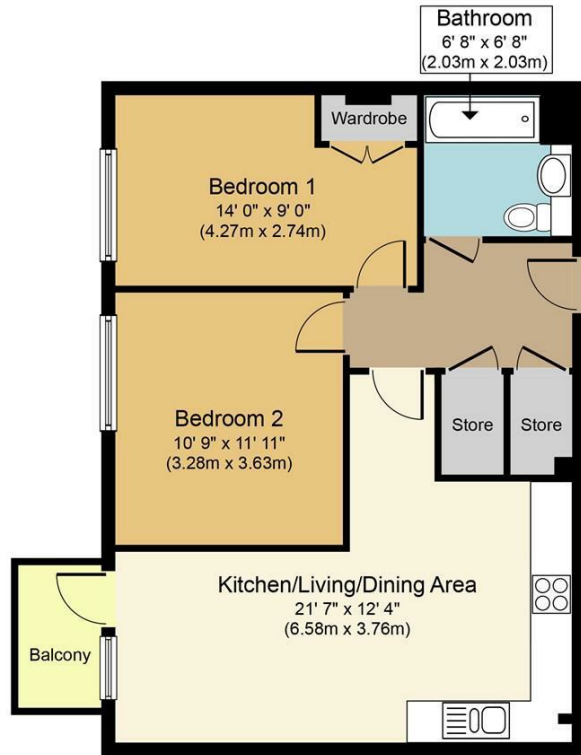
**£1,400 Per Calendar Month**



# Russells Crescent Horley RH6 7GW

# £1,400 Per Calendar Month

## Floor plan



Approximate Floor Area  
728 sq. ft.  
(67.7 sq. m.)  
Russell Square, RH6



Approx. Gross Internal Floor Area 728 sq. ft. (67.7 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 or tenant. 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>	<b>84</b>	<b>84</b>
(69-80) <b>C</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		
<b>England &amp; Wales</b>	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>	<b>89</b>	<b>89</b>
(69-80) <b>C</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		
<b>England &amp; Wales</b>	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 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.