



Meadowcroft Close Horley RH6 9EJ

www.jamesdeanproperty.co.uk



JAMES DEAN
E S T A T E A G E N T S

JamesDean are thrilled to present to the market this beautifully presented two bedroom ground floor maisonette tucked away in a quiet close in Horley. Within walking distance of Horley town centre, mainline train station and Gatwick Airport.

In brief the property comprises : welcoming entrance hall, bright and airy lounge diner, modern kitchen with appliances, bathroom with shower and two large double bedrooms.



The property also benefits from having a large secure rear garden and off street parking for one vehicle.

Five-week security deposit: £1,615.38

EPC Rating: C

Council Tax band: C

Twelve-month tenancy with a six-month break clause

Household income: £42,000 pa

Parking arrangements: Off street parking for one car

Furnishings: Unfurnished

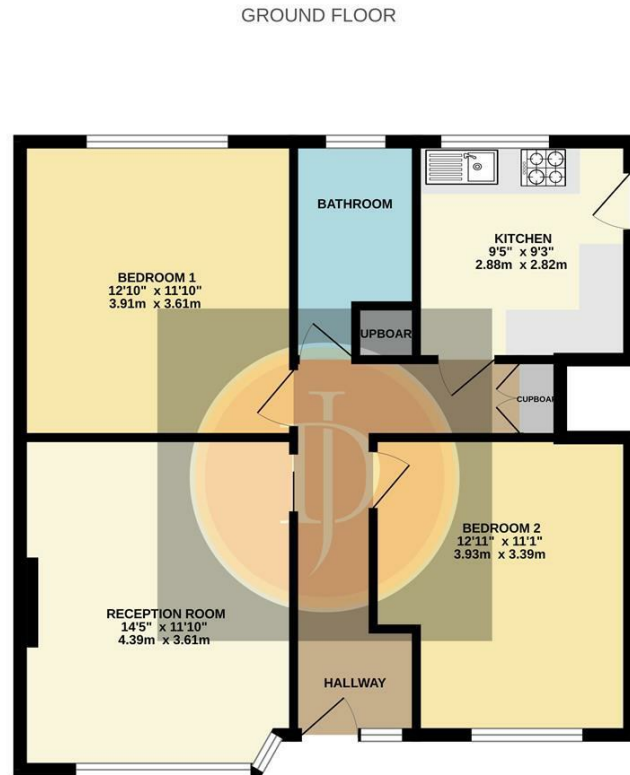
£1,400 Per Calendar Month



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Floor plan



TOTAL FLOOR AREA: 732sq ft (68.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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 is given 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 DEAN
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.