



Broadlands Horley RH6 9XA

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean bring to the market this very well presented one bedroom house.

Set within the very popular Langshott development this lovely home briefly offers: A good size lounge which opens into a large conservatory, private patio garden, modern kitchen, family bathroom, a good double bedroom with a built in wardrobe and residents parking.

The property also benefits from gas central heating and double glazing.



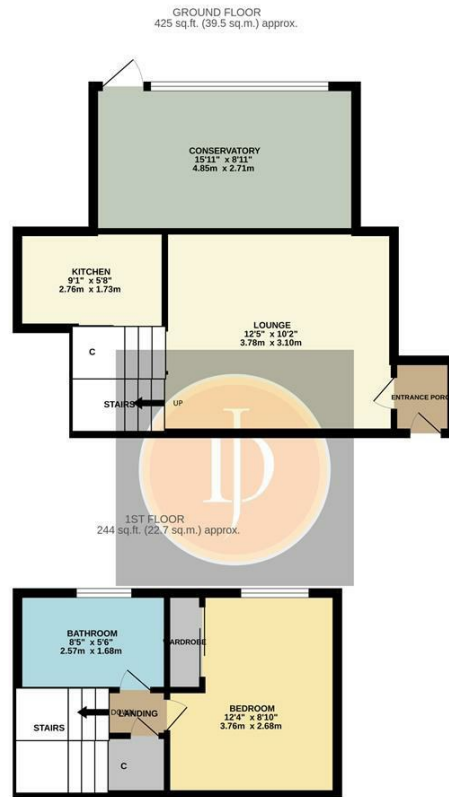
Five-week security deposit: £1,557.69
EPC Rating: D
Council Tax band: C - Reigate & Banstead

Household income: £40,500 pa
Parking arrangements: Residents parking
Furnishings: Unfurnished

£1,350



Floor plan



TOTAL FLOOR AREA: 670 sq.ft. (62.2 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 for 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.
Made with Metropix C2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
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: £1,350

Security Deposit: £1,557

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.