



Withey Meadows Hookwood Horley RH6 0AZ

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





**JAMES DEAN**  
ESTATE AGENTS

JamesDean present this good sized studio apartment in the very quiet Withey Meadows development.

Situated in close proximity to Gatwick Airport, Horley Town Centre and excellent transport links, the studio briefly offers: A good sized living / bedroom, folding bed to create extra living space, decent size fitted kitchen and modern bathroom with shower over the bath.



Other benefits include a private garden and residents parking.

Five-week security deposit - £1,009.61

EPC Rating - D

Council Tax band - B - Mole Valley

Household income - £28,500 pa

Parking arrangements - Residents parking

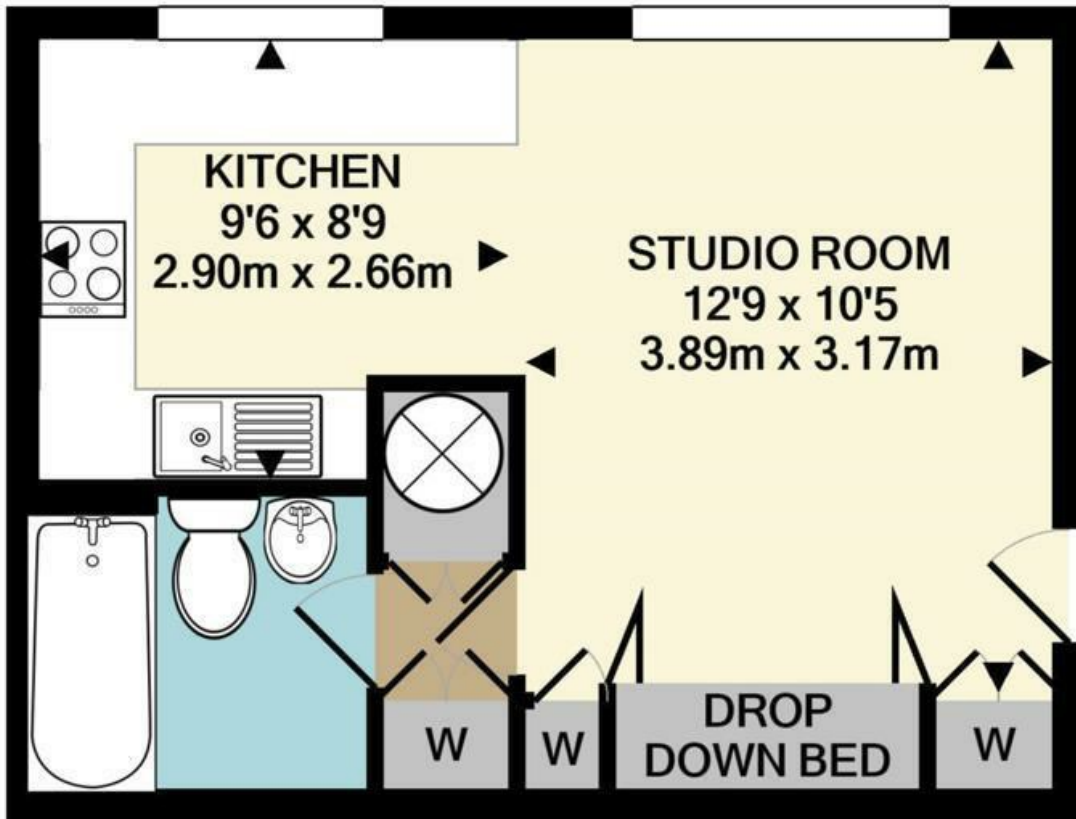
Furnishings - Part furnished

**£875 Per Calendar Month**





## Floor plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		68	
(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:** £875 Per Calendar Month

**Security Deposit:** £1,009

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.