



Cantelupe Road East Grinstead RH19 3AG

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





JAMES DEAN  
ESTATE AGENTS

JamesDean bring to the market this very well presented two bedroom, second floor apartment in the heart of East Grinstead.

Finished to a very high standard, this property briefly offers: Two bedrooms with built in wardrobes to the master, lovely modern bathroom with rainforest shower over the bath, stunning kitchen with fridge/freezer, washer/dryer and open plan lounge / diner.



Other benefits include a Juliette balcony, allocated parking for one car and walking distance to the town centre.

Five-week security deposit: £1,557.69

EPC Rating: C

Council Tax band: C - Mid Sussex

Household income: £40,500 pa

Parking arrangements: Allocated for one car

Furnishings: Unfurnished.

**£1,350**







## Floor plan



Living	6.4m x 5.5m	20'11" x 18'0"
Bedroom	3.9m x 2.5m	12'9" x 8'2"
Bedroom	2.7m x 2.6m	8'10" x 8'6"

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:** £1,350

**Security Deposit:** £1,557

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.