



Victoria Road Horley RH6 7AB

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean bring to the market this very well presented studio apartment in the heart of Horley town centre. Within minutes walk of local amenities, local bus routes and mainline train station.

In brief this stunning apartment consists of: a very spacious studio room, modern fitted kitchen and bathroom with shower. The property also benefits from having residents parking to the rear*, secure entry system, gas central heating and double glazed.



*There is a one off fee for the parking permit and fob, details on request.

Offered to the market as UNFURNISHED.

Five-week security deposit - £1,125.00

EPC rating - C

Council Tax band - B - Reigate & Banstead

Household income: £29,250 pa

Parking arrangements: Residents permit parking*

Furnishings: Unfurnished

£975 Per Calendar Month



Floor plan

FIRST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 331 sq.ft. (30.7 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 by any prospective purchaser. 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) 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	69	72
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	65	69
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: £975 Per Calendar Month

Security Deposit: £1,125

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.