



Charlwood Road Horley RH6 0AJ

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



JamesDean are delighted to offer this large one double bedroom annexe located just outside of Horley.

The property is set in a beautiful rural location and overlooks the vast grounds that it's situated on. The annexe is larger than the average offering an extremely spacious double bedroom, large lounge & diner, kitchen with appliances, bathroom with shower, ample storage and parking.

Other benefits include a washing machine and tumble dryer tucked away in the



bathroom.

The rent INCLUDES the Council Tax, Water TV License, Gas and Electricity.

PLEASE BE AWARE: Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed at point of offer and will not be considered once an offer has been agreed and a tenancy started.

Five-week security deposit: £1,557.69

EPC Rating: E (Awaiting new EPC)

Council Tax band: A - Mole Valley

Household income: £40,500

Parking arrangements: Parking for one car

Furnishings: Unfurnished



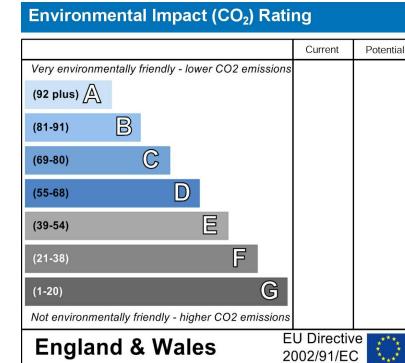
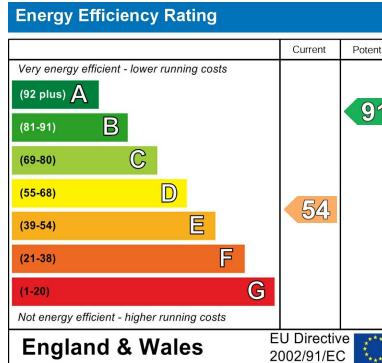
**£1,350 Per Calendar Month**



### Floor plan



TOTAL FLOOR AREA: 533 sq.ft. (49.5 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, systems and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2000.



### 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 Per Calendar Month

**Security Deposit:** £1,557

Any questions please call your local branch.

**J A M E S D E A N**  
E S T A T E A G E N T S

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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.