



Willow Court, Skipton Way Horley RH6 8LU

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



# JAMES DEAN

ESTATE AGENTS

JamesDean are delighted to present to the market this one bedroom first floor flat located within walking distance of Horley town centre and transport links.

In brief the property comprises of: entrance hall, kitchen with appliances, living room, double bedroom with fitted wardrobes and the bathroom with shower.

Offered to the market unfurnished the property also benefits from having residents parking and plenty of communal gardens



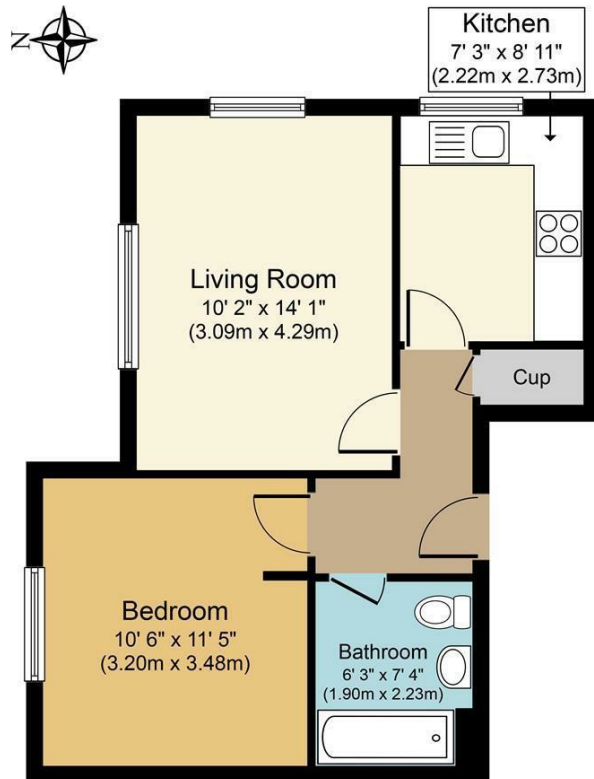
Five-week security deposit £1,269.23  
EPC Rating - C  
Council tax band - B - Reigate and Banstead  
Twelve-month tenancy with a six-month break clause

Household Income: £33,000 pa  
Parking Arrangements: Residents Parking  
Furnishings: Unfurnished

**£1,100 Per Calendar Month**



## Floor plan



Skipton Way, RH6

Approx. Gross Internal Floor Area 437 sq. ft. (40.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		
	71	77
	EU Directive 2002/91/EC	
England & Wales		

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		
	75	83
	EU Directive 2002/91/EC	
England & Wales		

### 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:** £1,100 Per Calendar Month

**Security Deposit:** £1,269

Any questions please call your local branch.

# JAMESDEAN

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.