



Rosemary Lane Horley RH6 9HB

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



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

JamesDean bring to the market this beautifully presented one bedroom top floor flat within walking distance of Horley town centre and mainline train station.

In brief the property comprises of: entrance hall leading onto a spacious lounge diner, kitchen with appliances, double bedroom with fitted wardrobe and bathroom with shower. The flat also benefits from having ample storage throughout and residents permit parking\*.

\*Please note the parking is first come served and not guaranteed.



Five-week security deposit: £1,384.61

EPC Rating: C

Council Tax band: C - Reigate & Banstead

Household income: £36,000 pa

Parking arrangements: Residents permit parking\*

Furnishings: Unfurnished.

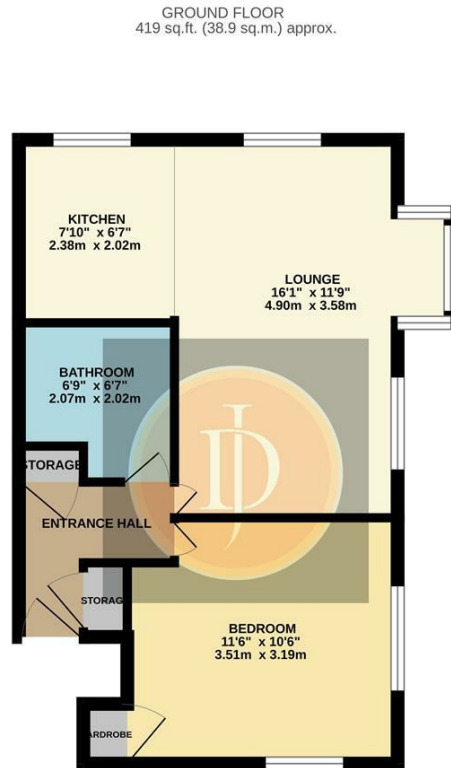
**PLEASE BE AWARE:** Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

**£1,200 Per Calendar Month**



## Floor plan



TOTAL FLOOR AREA: 419 sq.ft. (38.9 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		
	73	78
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:** £1,200 Per Calendar Month

**Security Deposit:** £1,384

Any questions please call your local branch.



**JAMES DEAN**  
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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.