



Woodlands Copse Lane Horley RH6 9UX

[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

Located within the ever-popular Langshott development in Horley, this beautifully presented one-bedroom house offers stylish contemporary living, complete with a private rear garden and allocated parking.

Set across two floors, the property has been thoughtfully modernised and styled throughout, creating a warm and inviting home ideal for a professional or couples alike. The ground floor features a bright open-plan lounge, dining and kitchen area, designed for both relaxing and entertaining. The sleek modern kitchen is fitted with contemporary charcoal cabinetry, excellent storage and integrated cooking appliances, while the living space benefits from large windows and an abundance of natural light.

Upstairs, the generous double bedroom provides a calm and comfortable retreat with plenty of room for additional furnishings, complemented by a modern bathroom featuring a white suite, shower over bath and skylight window.



Other benefits include a private garden.

Situated in the sought-after Langshott area, the property is ideally positioned for easy access to Horley town centre, local amenities and excellent transport connections including Horley station, Gatwick Airport and the M23. The development is particularly popular thanks to its quiet residential feel, attractive surroundings and convenient commuter links.

Five-week security deposit: £1,615.38

EPC Rating: D

Council Tax band: C - Reigate & Banstead

Household income: £42,000 pa

Parking arrangements: Off road for one car

Furnishings: Unfurnished

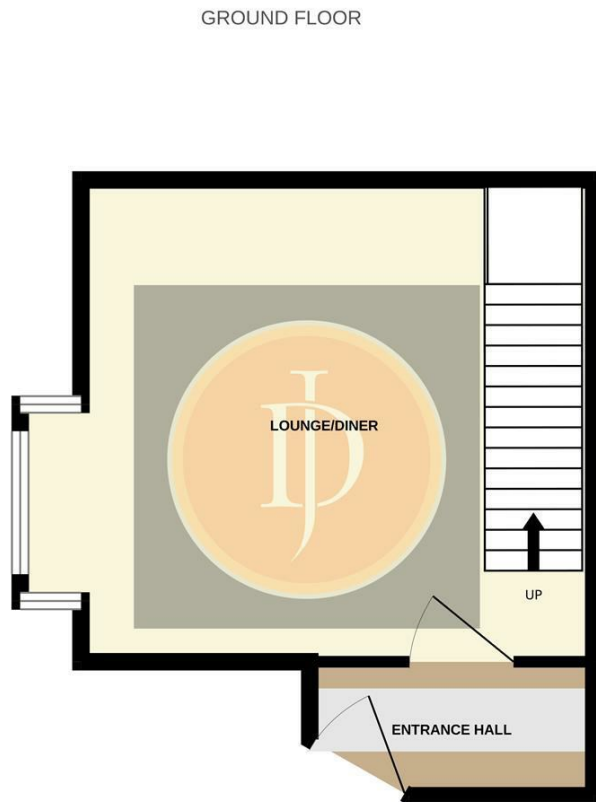
Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

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.

**£1,400 Per Month**



## Floor plan



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	
		57	82

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:** £1,400 Per Month

**Security Deposit:** £1,615

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.