



Clarence Court Horley RH6 9GR

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JAMES DEANE
ESTATE AGENTS

A well-presented two-bedroom house situated in the popular Langshott area of Horley. The property offers bright and modern accommodation comprising a spacious living/dining room, contemporary fitted kitchen, two well-proportioned bedrooms and a modern bathroom.

Outside, the property benefits from a private enclosed rear garden, together with the added advantage of a garage.



Langshott is particularly well placed for commuters, with Horley railway station providing regular services towards London and the South Coast, while Gatwick Airport is within easy reach. The property is also conveniently positioned for access to the M23 and M25, as well as a selection of local schools, shops and everyday amenities, making it an excellent option for professional couples and small families.

Five-week security deposit: £1,961.53
EPC Rating: C - Awaiting new EPC
Council Tax band: D - Reigate & Banstead

Household income: £51,000 pa
Parking arrangements: Garage and residents parking
Furnishings: Unfurnished

£1,700 Per Calendar Month



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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: £1,700 Per Calendar Month

Security Deposit: £1,961

Any questions please call your local branch.

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 reservation fee equal to one weeks rent. This takes the property off the market and starts the referencing process.



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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T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

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T: 01293 784411 F: 01293 784422
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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.