



43 Meath Green Lane Horley RH6 8EE

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JAMES DEAN  
ESTATE AGENTS

A beautifully presented one-bedroom first-floor apartment, offering bright, spacious accommodation, contemporary finishes and a convenient Horley location.

JamesDean are delighted to offer to the market this well-presented one-bedroom apartment, situated within Bramley Court in Horley. Featuring neutral décor throughout, generous room proportions and a modern kitchen and bathroom, the property provides a comfortable and inviting home.

The accommodation comprises a welcoming entrance hallway with useful storage cupboards, leading through to a particularly spacious living room. Benefiting from plenty of natural light, soft grey carpeting and a tasteful feature wall, this versatile space offers ample room for both living and dining furniture.

The adjoining kitchen has been fitted with a contemporary range of neutral-coloured units, complemented by



contrasting work surfaces and stylish white metro-tiled splashbacks. Appliances include an integrated oven, gas hob and extractor hood, with further worktop space for everyday use.

The generous double bedroom offers a peaceful retreat, featuring grey carpeting, a complementary feature wall and a large window allowing plenty of natural light to fill the room.

Completing the accommodation is a modern bathroom, fitted with a white suite comprising a panelled bath with shower over and glass screen, wash hand basin with vanity storage and WC. Neutral tiling and mosaic detailing provide a smart finish.

Externally, Bramley Court benefits from communal grounds and a residents' parking courtyard, with established greenery surrounding the development.

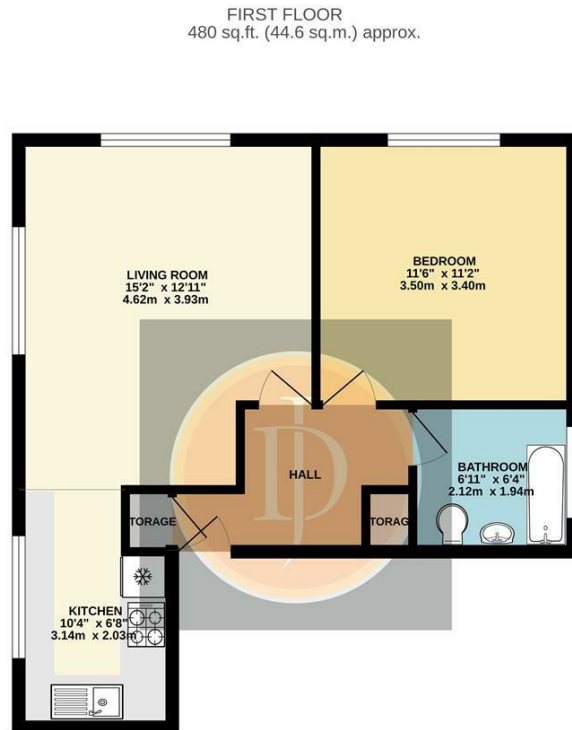
Situated in Horley, the apartment is conveniently positioned for access to local shops, amenities and transport connections, including Horley railway station and routes towards Gatwick Airport, Redhill and Crawley.

Five-week security deposit: £1,500, EPC Rating: C, Council Tax band: C - Reigate & Banstead, Parking arrangements: Allocated for one car, Furnishings: Unfurnished.

**£1,300 Per Month**



## Floor plan



RH6 8EE!  
TOTAL FLOOR AREA: 480 sq.ft. (44.6 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 misstatement. 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 is given 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 |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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 | 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:** £1,300 Per Month

**Security Deposit:** £1,500

Any questions please call your local branch.



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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.