



Withey Meadows Hookwood Horley RH6 0AZ

[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 are pleased to offer this studio apartment in Withey Meadows, Hookwood.

The property offers a practical studio room with built-in storage and a convenient drop-down bed, helping to maximise the living space. There is a separate fitted kitchen with a good range of units, oven, hob, extractor, washing machine and dishwasher, plus a bathroom with bath and shower over.

Further benefits include residents' parking, a pleasant Hookwood location, and good



access to Horley town centre, Gatwick Airport and local transport links.

Five-week security deposit: £1,1480.07

EPC Rating: D

Council Tax band: B - Mole Valley

Household income: £29,850 pa

Parking arrangements: Residents parking

Furnishings: Part furnished

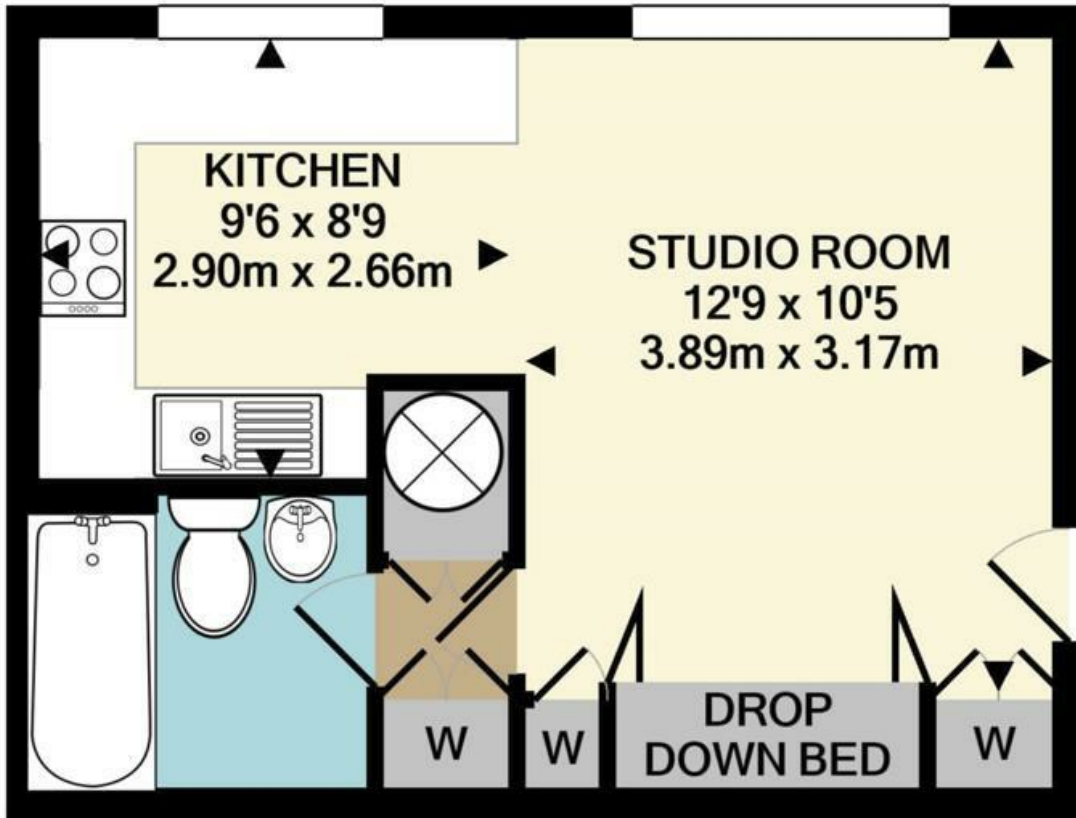
**PLEASE BE AWARE:** Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

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.

**£995 Per Calendar Month**



## Floor plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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:** £995 Per Calendar Month

**Security Deposit:** £1,148

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.