



Victoria Road Horley RH6 7PZ

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



**JAMES DEANE**  
ESTATE AGENTS

A beautifully presented two-bedroom top floor apartment with an exceptional private roof terrace, located in the heart of Horley town centre and within easy reach of Horley station and Gatwick Airport.

Situated on the third floor of the popular Imperial Buildings development, this contemporary apartment offers bright and spacious accommodation throughout, complemented by a substantial private sun terrace measuring approximately 32ft in length.

The accommodation comprises a welcoming entrance hall, a modern open-plan lounge/dining room with direct access onto the terrace, and a stylish fitted kitchen complete with integrated dishwasher, oven, hob and extractor hood. The impressive terrace creates an ideal space for outdoor entertaining, dining or simply enjoying elevated views across the surrounding area.



The principal bedroom benefits from fitted proportions and a modern en-suite shower room, whilst the second double bedroom offers versatile accommodation, ideal as a guest room, nursery or home office. A contemporary family bathroom serves the remainder of the apartment.

Further benefits include gas central heating, double glazing and residents' parking, with one parking space available on a non-allocated basis.

Conveniently positioned within walking distance of Horley town centre amenities, mainline railway station and excellent transport links to Gatwick Airport, the M23 and surrounding areas.

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

Five-week security deposit: £1,471.15

EPC Rating: B

Reigate & Banstead: C

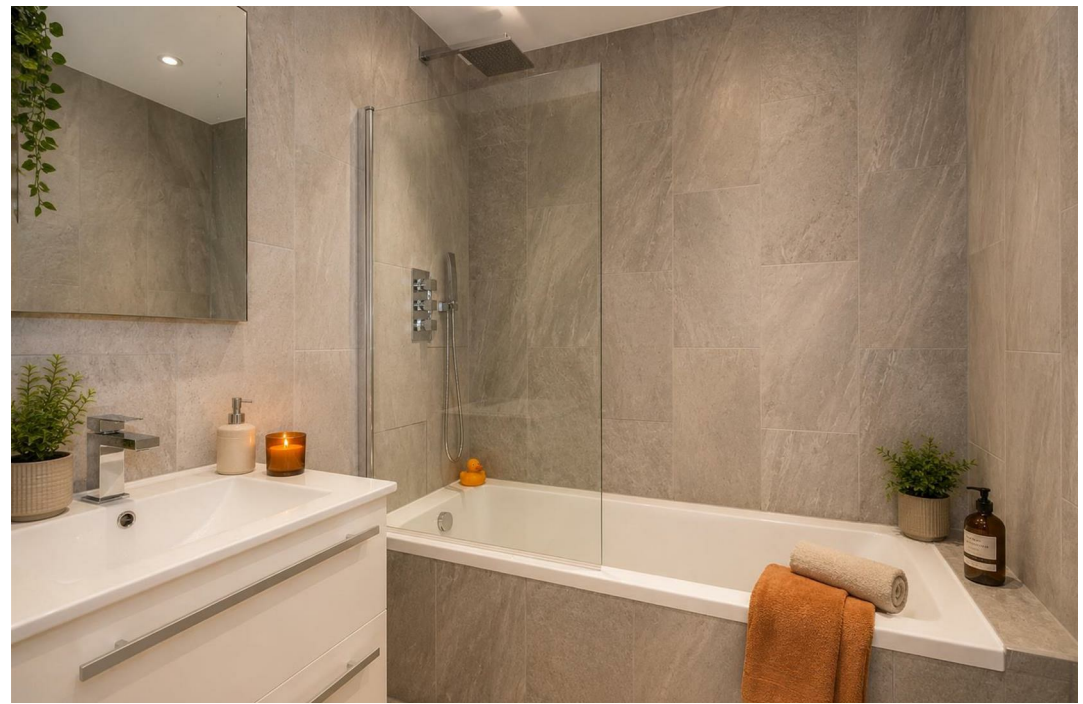
Household income: £45,000

Parking arrangements - One parking space, unallocated.

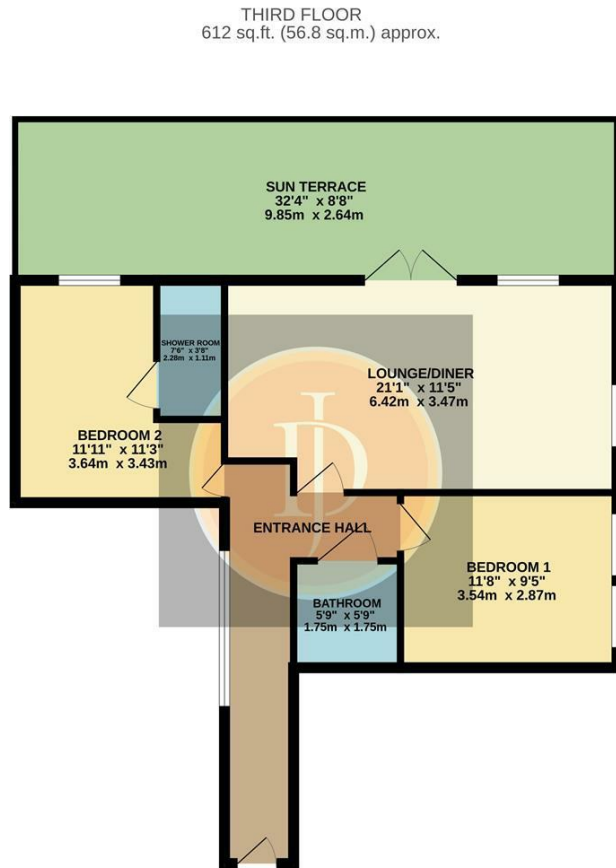
Furnishings - Unfurnished

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.

**£1,500 Per Calendar Month**



## Floor plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

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:** £1,500 Per Calendar Month

**Security Deposit:** £1,730

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.