

Sarel Way Horley RH6 8EZ

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ESTATE AGENTS



JamesDean are delighted to present to the market this spacious and well-presented two-bedroom apartment, situated within the established residential development of Carlton Court in Horley. Benefiting from generous living accommodation, a garage and residents' parking, this property offers an excellent opportunity for those seeking a comfortable home in a convenient location.

The accommodation comprises a entrance hallway leading through to a particularly spacious and bright living room, measuring approximately 18' x 11'. With neutral décor, grey carpeting and large windows allowing plenty of natural light, this versatile space offers ample room for both living and dining furniture.

The separate fitted kitchen features a range of white wall and base units, marble-effect work surfaces and tiled splashbacks. Appliances include a freestanding cooker, washing machine and tumble dryer, with the kitchen also benefiting from a window overlooking the surrounding greenery.



The property offers two bedrooms, comprising a generous principal bedroom measuring approximately 13' x 8' and a second bedroom measuring approximately 9' x 6', ideal for use as a single bedroom, home office or occasional guest room.

Completing the accommodation is a family bathroom fitted with a white suite comprising a panelled bath, separate shower cubicle with electric shower, wash hand basin and WC.

Externally, the property benefits from well-maintained communal grounds, a garage and residents' parking available on a first-come, first-served basis. Additional unrestricted on-street parking is available along the surrounding roads.

Situated in Sarel Way, Carlton Court enjoys a convenient position within Horley, providing access to local amenities, shops, schools and transport links, including Horley railway station and routes towards Gatwick Airport, Crawley and Reigate.

Council Tax band: C - Reigate & Banstead, EPC Rating: E, Five Week security deposit: £1,730.76

£1,500 Per Calendar Month





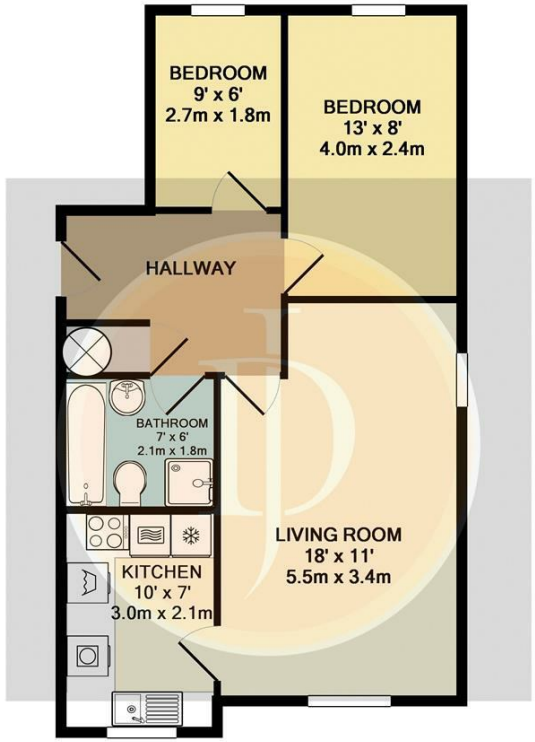




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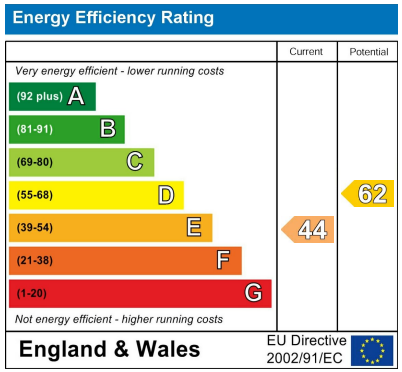
Floor plan

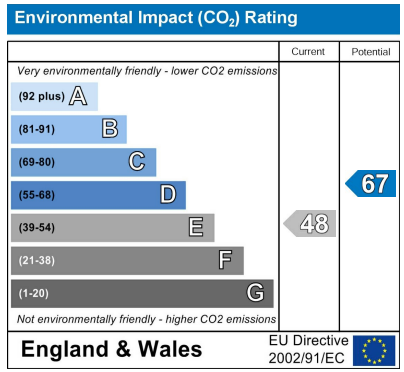


TOTAL APPROX. FLOOR AREA 49.5 SQ.M. (532 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 as to their operability or efficiency can be given

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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.

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.