



Consort Way Horley RH6 7AF

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



JamesDean present to the market this third floor, one bedroom apartment in the Consort House development in Horley.

Set moments from the high street and Horley train station the property briefly comprises: spacious lounge diner complete with kitchen and fitted appliances, double bedroom with en-suite bathroom and handy storage cupboard.

The property also benefits from having a secure entry system, lift access to all



floors, gas central heating and double glazing throughout.

\*Please note there is a one off fee for the permit parking, details on request.

Five-week security deposit: £1,326.92

EPC Rating: C

Council Tax band: B - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £34,500 pa

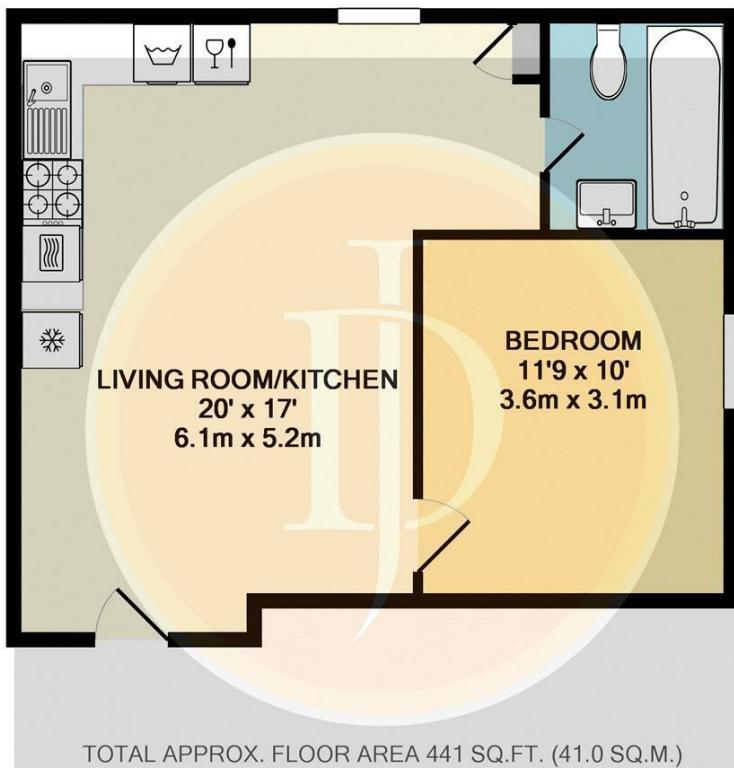
Parking Arrangements: Permit parking & Fob paid for by tenant

Furnishings - Unfurnished

**£1,150 Per Calendar Month**



### Floor plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	77	77
(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:** £1,150 Per Calendar Month

**Security Deposit:** £1,326

Any questions please call your local branch.

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.

**J A M E S D E A N**  
E S T A T E A G E N T S

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

