



Newman Road Horley RH6 9JB

www.jamesdeanproperty.co.uk



JAMES DEAN

ESTATE AGENTS

JamesDean are pleased to bring to the market this beautifully presented three bedroom semi-detached home with a garage included.

Set within a very quiet area of The Acres development, this lovely family home briefly offers: Two double bedrooms with built in wardrobes, a single third bedroom also with wardrobes, en-suite shower to the master bedroom, modern family bathroom, downstairs WC, large lounge and large galley kitchen with integrated appliances.

Other benefits include a garage with a parking space just in front.

Five-week security deposit: £2,423.07



EPC Rating: C
Council Tax band: D - Reigate & Banstead

Household income: £63,000 pa
Parking arrangements: Garage
Furnishings: Unfurnished

Location is always key and is no exception here with nature on your doorstep. The Acres is an impressive development of beautifully designed and well-crafted family homes. The property is a short distance from the bustling town of Horley, which offer residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and Horley mainline railway provides fast services to London and the south coast.

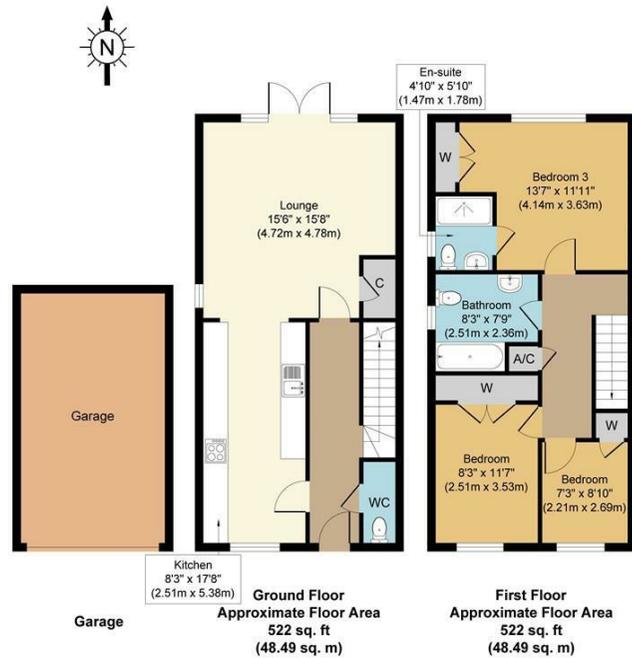
PLEASE BE AWARE: Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

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.

£2,100 Per Calendar Month



Floor plan



Newman Road
Approx. Gross Internal Floor Area 1044 sq. ft / 96.98 sq. m

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		73
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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: £2,100 Per Calendar Month

Security Deposit: £2,423

Any questions please call your local branch.



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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

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 Deane cannot be held liable if the information is incorrect.