



Whitecroft Horley RH6 9BZ

www.jamesdeanproperty.co.uk



JAMES DEAN
E S T A T E A G E N T S

JamesDean are delighted to offer to the market this well presented one bedroom top floor flat situated in the sought after Langshott development.

The property comprises: Communal entrance hall with security entry system, stairs to the first floor leading to the properties front door, opening to; Entrance hall with built in storage cupboard, a generous living/dining room, separate fitted kitchen, bathroom and double bedroom with built in wardrobe.



Externally there is ample residents parking.

Location is key and the popular Langshott development is home to many open green areas and woodland. A local convenience store and The Farmhouse pub are within a few minutes walk. Horley town centre which offers many small independent shops as well as restaurants, pubs, supermarkets and the mainline train station can be reached within a 12 minute walk.

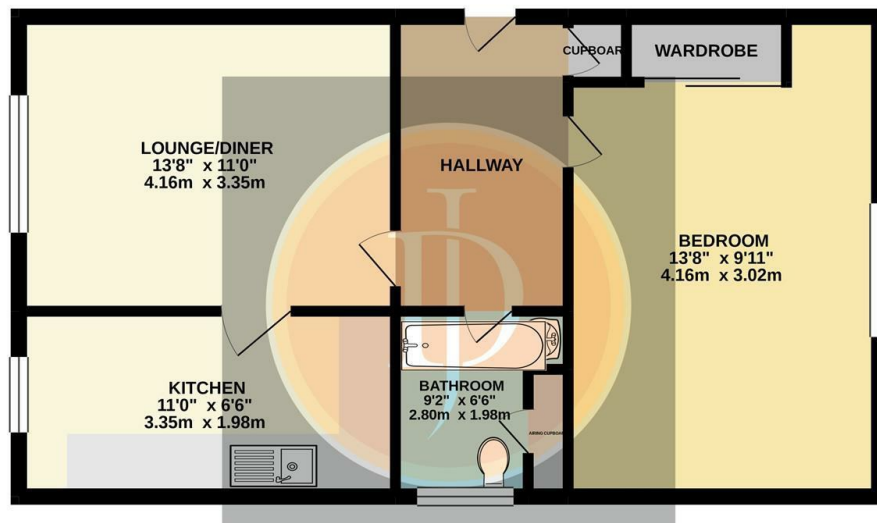
UNFURNISHED

£825 Per Calendar Month



Floor plan

FIRST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (49.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	75
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	57	65
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: £825 Per Calendar Month

Security Deposit:

Any questions please call your local branch.



JAMES DEAN
ESTATE AGENTS

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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.