

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £925 per month

Cleve Court, Anchor Hill, Knaphill, Woking, Surrey, GU21 2HG



### KEY FEATURES

- WELL PRESENTED APARTMENT
- RECENTLY REFITTED KITCHEN
- TWO BEDROOMS
- GOOD SIZED LIVING ROOM
- WHITE BATHROOM SUITE
- DOUBLE GLAZED
- PARKING
- UNFURNISHED
- FIVE WEEK TENANCY DEPOSIT REQUIRED
- EPC RATING: C70

## Description

This refurbished two bedroom ground floor apartment features a refitted kitchen, and forms part of a popular small development within a stone's throw of Knaphill Village centre, and just a short drive or bus ride to Woking town center and mainline station.

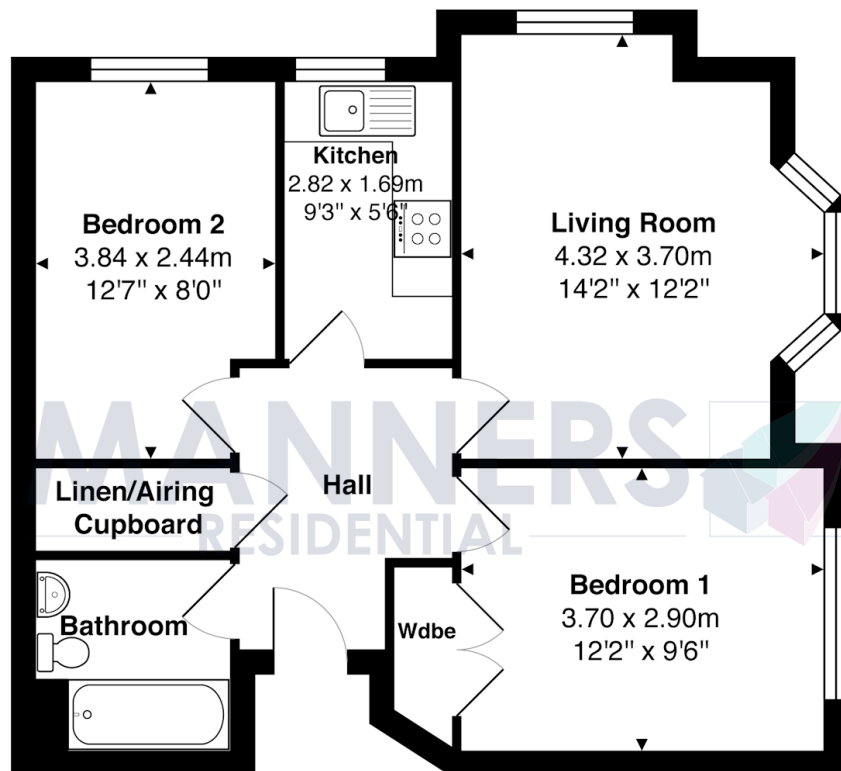
The accommodation, which is presented in fresh neutral tones and new carpets, comprises: Communal entrance hall, private entrance hall, good sized living room with bay window, refitted kitchen with appliances, two good sized bedrooms, refitted white bathroom suite, electric heating, fresh neutral decor, carpets and curtains as well as residents parking.

**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	53	67
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor

Total Approx. Gross Internal Area 52.1 m<sup>2</sup> ... 561 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale.