

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £950 per month
Lorne Gardens, Knaphill, Woking, Surrey, GU21 2QL



KEY FEATURES

- TOP FLOOR APARTMENT • SPACIOUS LIVING ROOM • MODERN KITCHEN WITH BUILT IN APPLIANCES • TWO BEDROOMS • MODERN BATHROOM SUITE WITH SHOWER • GAS CENTRAL HEATING & DOUBLE GLAZING • TWO ALLOCATED PARKING SPACES • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:-C77

Description

We are pleased to offer this particularly spacious and well presented two bedroom top floor apartment with gas central heating, double glazing and allocated parking, located on the sought after "Brookwood Manor" development, close to local shops and schools yet within a 10 minute drive to Woking town centre and mainline station.

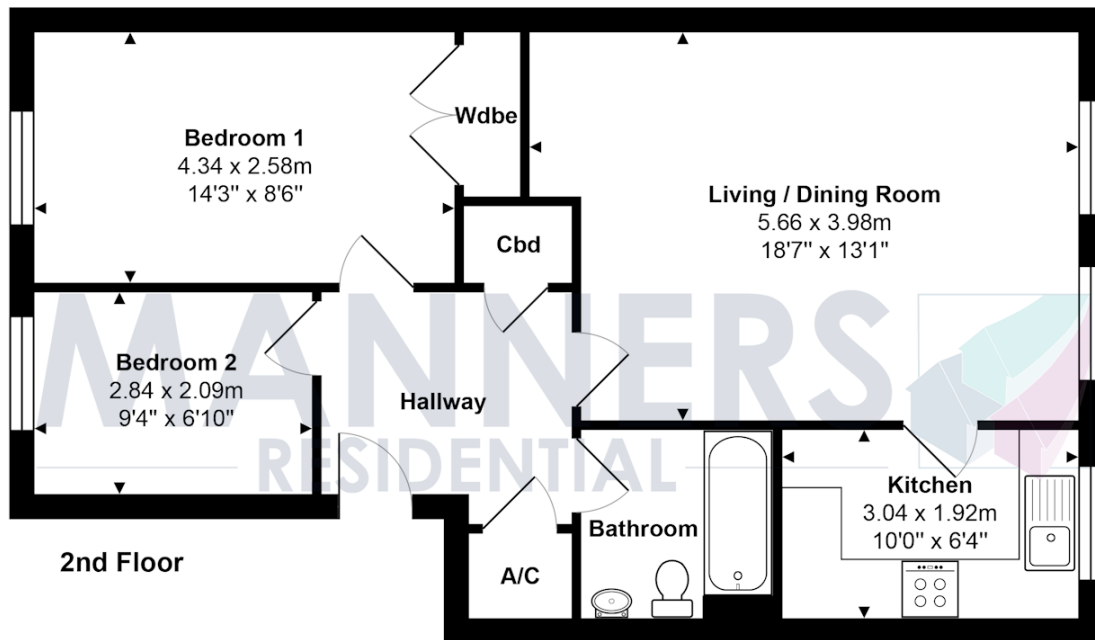
The accommodation comprises: communal entrance hall, private entrance hall with cloaks cupboard, particularly spacious living room with laminate flooring, modern kitchen with built in appliances, two bedrooms, modern bathroom suite with shower, good décor, gas central heating, double glazing, two allocated parking spaces.

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) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total Approx. Gross Internal Area 58.7 m² ... 631 ft²

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