MANNERS
RESIDENTIAL

3 Bedroom House for Rent - £1,275 per month

Kinglake Court, St Johns, Woking, Surrey, GU21 8AL

KEY FEATURES

• END OF TERRACE HOUSE • LIVING ROOM • KITCHEN/BREAKFAST ROOM • THREE BEDROOMS • WHITE BATHROOM SUITE WITH SEPARATE W.C. • DOUBLE GLAZING & GAS HEATING • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK DEPOSIT REQUIRED • EPC RATING:- D63

An end of terraced home presented in good order throughout which is located in a cul de sac position within walking distance of St Johns and Knaphill villages yet just a short drive or bus ride to Woking town centre.
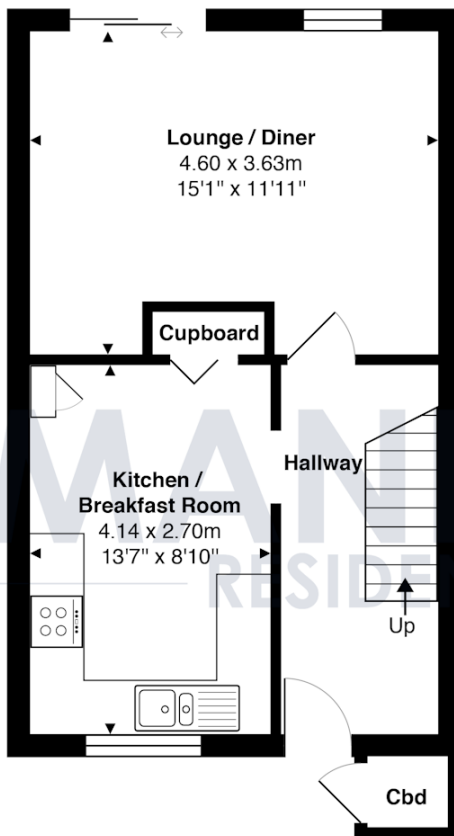
The accommodation which is presented in neutral tones throughout comprises: entrance hallway, living room with patio doors to rear garden, refitted kitchen/breakfast with appliances, stairs to first floor landing, three bedrooms, white bathroom suite with separate w.c., glazing, gas central heating, double glazing, enclosed rear garden.

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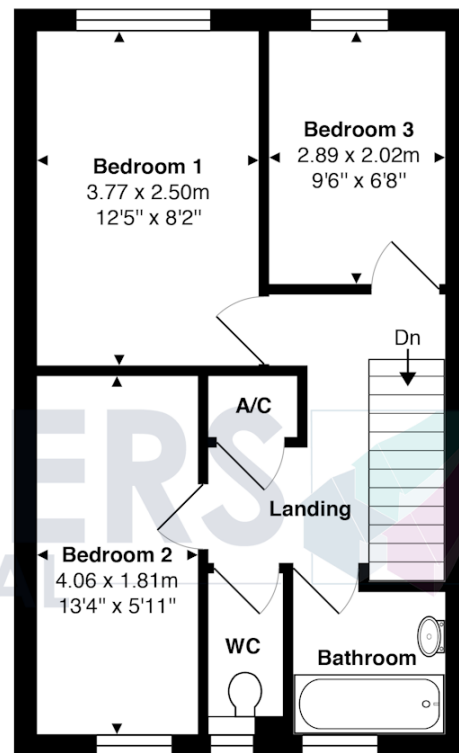
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO₂ emissions		

England, Scotland & Wales — EU Directive 2002/91/EC

Lounge / Diner
4.60 x 3.63m
15'1" x 11'11"

Cupboard

Kitchen / Breakfast Room
4.14 x 2.70m
13'7" x 8'10"

Hallway

Up

Cbd

Ground Floor
Approx. Gross Internal Area 37.1 m² ... 399 ft²

Bedroom 1
3.77 x 2.50m
12'5" x 8'2"

Bedroom 3
2.89 x 2.02m
9'6" x 6'8"

A/C

Dn

Landing

Bedroom 2
4.06 x 1.81m
13'4" x 5'11"

WC

Bathroom

1st Floor
Approx. Gross Internal Area 36.7 m² ... 395 ft²

Total Approx. Gross Internal Area 73.8 m² ... 794 ft²
All measurements are approximate and for display purposes only. Not to scale.

MANNERS RESIDENTIAL LIMITED
26 High Street, Woking, Surrey, GU21 6BW

Telephone: **01483 590059**
Email: **property@mannersresidential.com**
Website: **www.mannersresidential.com**