

MANNERS

RESIDENTIAL

2 Bedroom House for Rent - £1,100 per month

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



KEY FEATURES

- TERRACED HOUSE • LIVING ROOM • MODERN FITTED KITCHEN WITH APPLIANCES • MASTER BEDROOM WITH DRESSING AREA • FURTHER SECOND BEDROOM • MODERN WHITE BATHROOM SUITE • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C69

Description

Located in a courtyard position in a popular residential area between St Johns and Knaphill village centres and within walking distance of sought after local schools, this good sized two bedroom house has a modern kitchen and bathroom, and is gas centrally heated and double glazed.

On the ground floor there is an entrance hall, a good sized modern kitchen and a large living room giving access to a predominately lawned rear garden. From the first floor landing, there is a spacious master bedroom with a dressing area/cot room, a further bedroom and a modern bathroom with a shower.

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

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
44-54	E
35-43	F
2-34	G

Current	Potential
69 C	87 B

