

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £995 per month
Lorne Gardens, Knaphill, Woking, Surrey, GU21 2QL



KEY FEATURES

- FIRST FLOOR APARTMENT • SPACIOUS LIVING ROOM • MODERN KITCHEN • TWO BEDROOMS • FULLY TILED BATHROOM • TWO ALLOCATED PARKING SPACES • SUPERB LOCAL FACILITIES IN KNAPHILL • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C78

Description

Presented in excellent condition throughout this fantastic first floor two bedroom apartment is conveniently located within walking distance of Knaphill village centre and benefits from having gas radiator heating and double glazing.

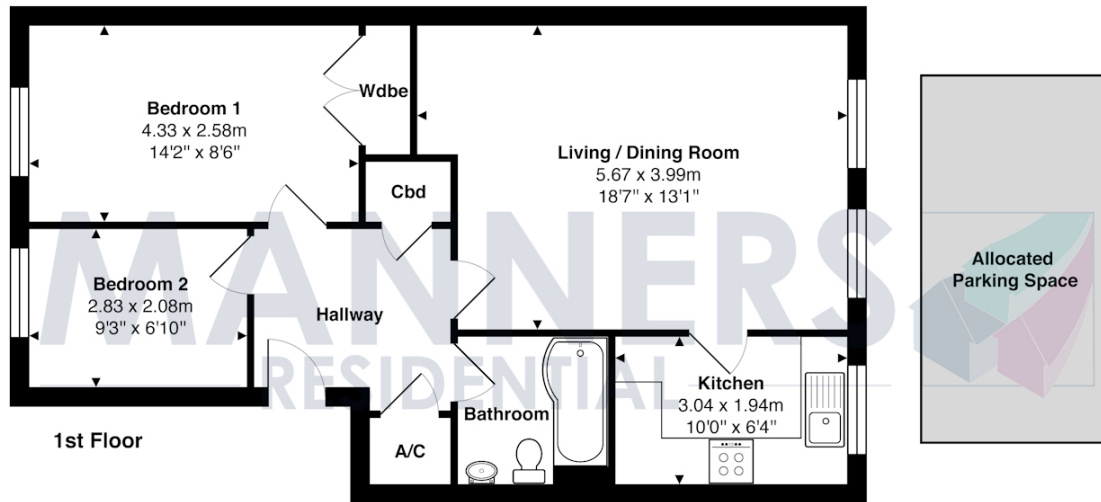
The light and airy accommodation comprises of communal entrance with security entry phone system, private hallway with two storage cupboards, spacious lounge, modern kitchen with appliances including oven, gas hob, extractor, fridge/freezer and washing machine, master bedroom with fitted wardrobe, further second bedroom, fully tiled bathroom, communal gardens and 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		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & 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		81	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total Approx. Gross Internal Area 58.8 m² ... 632 ft²
 All measurements are approximate and for display purposes only. Not to scale.