

MANNERS

RESIDENTIAL

Flat for Rent - £650 per month

Seymour Court, Raglan Road, Knaphill, Surrey, GU21 2AR



KEY FEATURES

- FIRST FLOOR STUDIO APARTMENT • STUDIO ROOM - 4.24M X 3.93M • KITCHEN - 2.62M X 1.72M • INNER LOBBY WITH CUPBOARD • SHOWER ROOM - 1.62M X 1.6M • COMMUNAL GARDENS • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E42


Description


This spacious character first floor studio flat is located in a sought after residential position within walking distance of Knaphill and St Johns village centres and 5 minutes drive to Woking town centre and station.

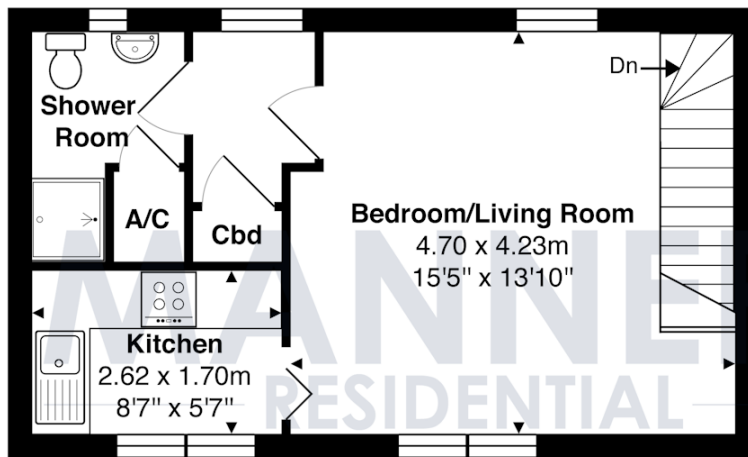
The accommodation comprises: entrance hall, large double aspect bed/sitting room, modern kitchen with appliances, modern shower room, good neutral decor, electric heating, communal lawns, parking.

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.

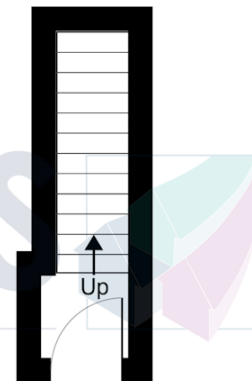
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	59
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



1st Floor

Gross Internal Area 31.4 m² ... 338 ft²



Ground Floor

Gross Internal Area 2.7 m² ... 30 ft²

Total Approx. Gross Internal Area 34.1 m² ... 367 ft²

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