

MANNERS

RESIDENTIAL

2 Bedroom Flat for Rent - £975 per month
Howard Court, Knaphill, Woking, Surrey, GU21 2UE



KEY FEATURES

- WALKING DISTANCE OF LOCAL SHOPS • SECOND FLOOR APARTMENT • OPEN PLAN KITCHEN AND LIVING ROOM • KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • WHITE BATHROOM SUITE • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C73

Description

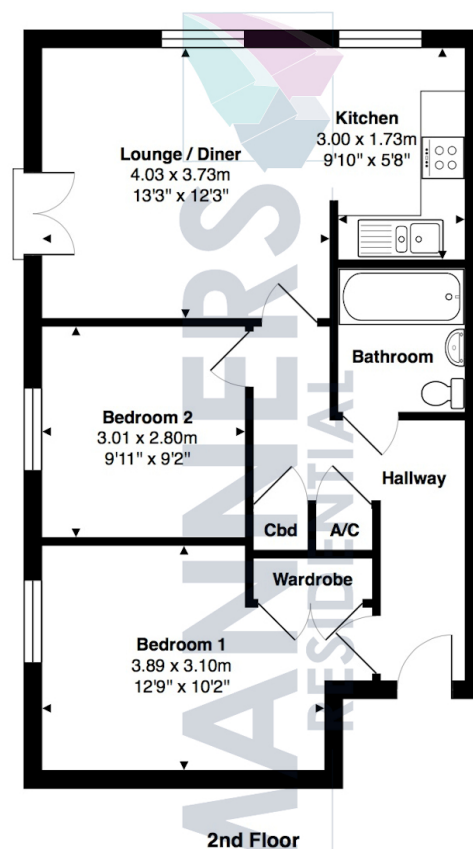
A modern two bedroom 2nd floor apartment forming part of the Aragon Place development, conveniently located within walking distance of local shops and Brookwood main line station, and within 5 minutes drive of Woking town centre.

The flat is located in a favored position on the development and comprises of: communal entrance hall with security entry phone system, entrance hallway, spacious living room open plan to the fitted kitchen with appliances including oven, hob, extractor, washing machine & fridge/freezer, master bedroom with built in wardrobes, further double bedroom, white bathroom suite with shower, electrical heating system, double glazing, freshly decorated and re carpeted in neutral tones, residents parking space.

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	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Approx. Gross Internal Area 55.8 m² ... 600 ft²

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