

MANNERS

RESIDENTIAL

2 Bedroom House for Rent - £1,300 per month

Florence Way, Knaphill, Woking, Surrey, GU21 2FE



KEY FEATURES

- TERRACED HOUSE • LIVING ROOM - 4.64M X 3.48M • KITCHEN/BREAKFAST ROOM - 4.43M X 3.08M • BEDROOM ONE - 3.60M X 3.14M • BEDROOM TWO - 3.47M X 2.55M • TWO BATHROOMS & A CLOAKROOM • GARAGE IN A NEARBY BLOCK • UNFURNISHED • EPC RATING:- C72 • FIVE WEEK TENANCY DEPOSIT REQUIRED

Description

This well presented terraced house is located on the sought after "Brookwood Manor" development which is approximately 10 minutes drive to Woking town centre and station.

The light & airy accommodation comprises, entrance hall, large light & airy living room, spacious kitchen breakfast room with appliances, rear lobby, downstairs cloakroom, landing, master bedroom with ensuite shower room and built in wardrobes, further double bedroom also with wardrobes, three piece white bathroom suite, gas central heating, enclosed low maintenance rear garden and a garage in a nearby block. (Excluding Loft).

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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		