

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £1,000 per month

Anston Court, Guildford, Surrey, GU2 8DP



KEY FEATURES

- SECOND FLOOR FLAT • LIVING/DINING ROOM • REFITTED KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • REFITTED BATHROOM • GAS HEATING • DOUBLE GLAZING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D65

Description

Situated on the second floor this spacious refurbished flat offers immaculate light and airy accommodation with a refitted kitchen and refitted bathroom.

The accommodation comprises of communal entrance hall, accessed via a security entry system, with stairs to the top floor, personal entrance hall with storage cupboard, living/dining room with hard flooring, refitted kitchen with appliances, double bedroom, refitted three piece white bathroom suite, gas heating, double glazing, communal garden and residents parking.

The property is located within close proximity of Surrey Research Park, Surrey Sports Park and the Royal Surrey County Hospital while the shops and restaurants of Guildford town centre are close by.

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.

