

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £950 per month  
Howard Court, Knaphill, Woking, Surrey, GU21 2UE

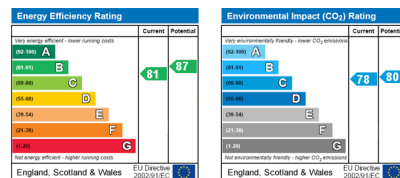


### KEY FEATURES

- TWO DOUBLE BEDROOMS • MODERN KITCHEN WITH APPLIANCES • LIVING ROOM WITH BALCONY • LOCAL AMENITIES CLOSE BY • ELECTRICAL HEATING • TWO BATHROOMS • ALLOCATED PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- B81

## Description

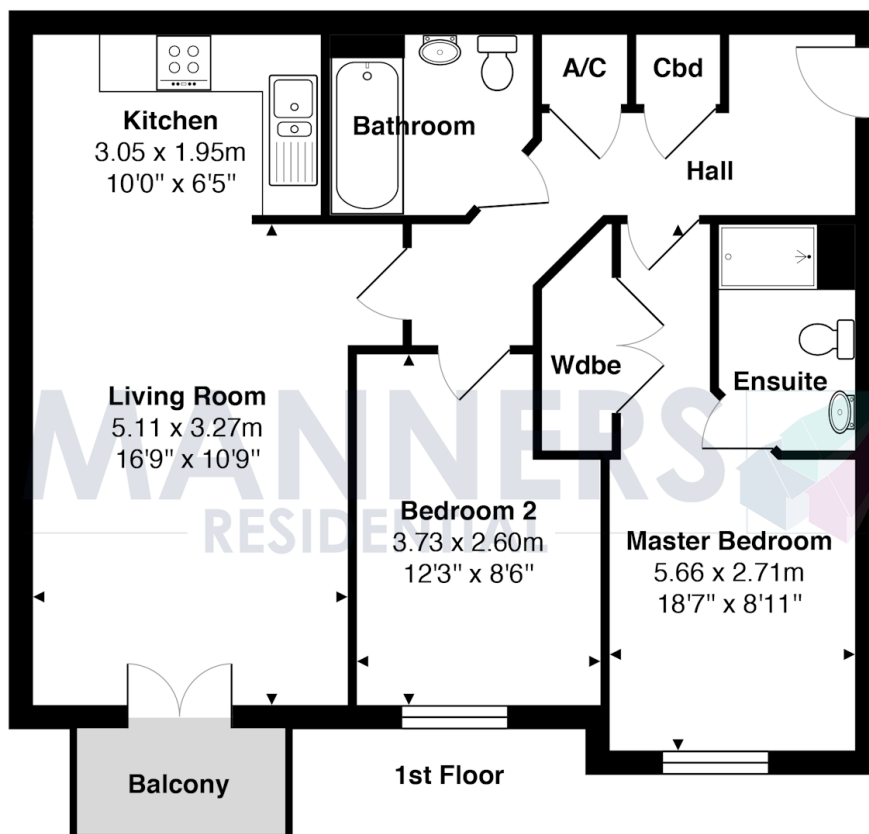
A modern two bedroom, two bathroom apartment conveniently located within walking distance of local shops and Brookwood main line station, and within 5 minutes drive of Woking town centre.



The flat is located in a favoured position on the development with views over a landscaped courtyard and features well appointed accommodation comprising: communal entrance hall with security entry phone system, entrance hall, spacious living room with private balcony, modern kitchen with appliances, master bedroom with built in wardrobe and en suite bathroom, further double bedroom, modern bathroom with shower, electrical heating system, double glazing, neutral décor & carpets, car 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.



Total Approx. Gross Internal Area 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>  
All measurements are approximate and for display purposes only. Not to scale.