

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Rent - £900 per month  
Aragon Court, Anchor Hill, Knaphill, Surrey, GU21 2HF



### KEY FEATURES

- FIRST FLOOR FLAT • LIGHT & AIRY ACCOMMODATION • LARGE LOUNGE WITH BAY WINDOW • FITTED KITCHEN WITH APPLIANCES • TWO BEDROOMS • WHITE BATHROOM SUITE • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C79

## Description

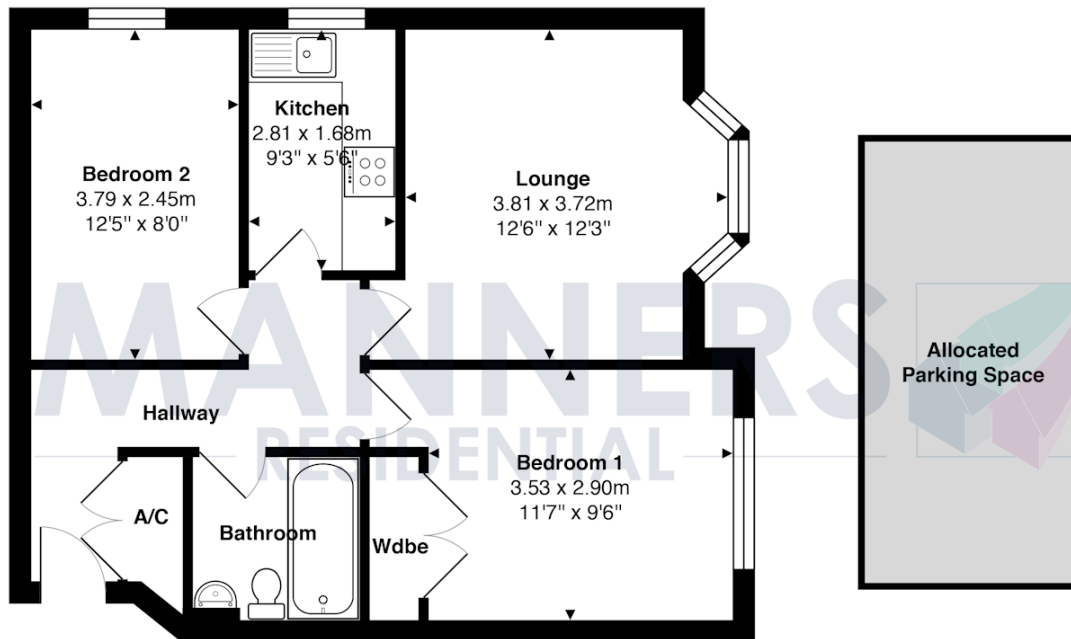
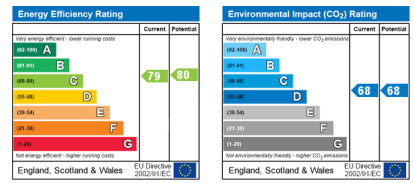
Situated on the first floor this two bedroom apartment is presented in neutral condition throughout and benefits from having light and airy accommodation.

It's located on the doorstep of Knaphill village centre, providing local shopping and restaurant facilities, yet still within 10 minutes drive of Woking town centre and mainline train station.

The accommodation comprises, communal hall with security entry system, private entrance hall, large living room with bay window, modern fitted kitchen with oven, hob, extractor, fridge and washing machine, two double bedrooms (one with a built in wardrobe), white bathroom suite, electric heating and residents 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.



### 1st Floor

Total Approx. Gross Internal Area 53.0 m<sup>2</sup> ... 570 ft<sup>2</sup>

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