

MANNERS

RESIDENTIAL

1 Bedroom Flat for Rent - £850 per month
Inkerman Road, Knaphill, Woking, Surrey, GU21 2BQ



KEY FEATURES

- GROUND FLOOR APARTMENT • LIVING ROOM WITH WOOD FLOORING • FITTED KITCHEN • BEDROOM WITH WINDOW • DRESSING ROOM/STUDY • WHITE BATHROOM SUITE • DIRECT ACCESS TO COMMUNAL GARDENS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C73

Description

This one bedroom ground floor apartment is offered to the market in immaculate condition throughout.

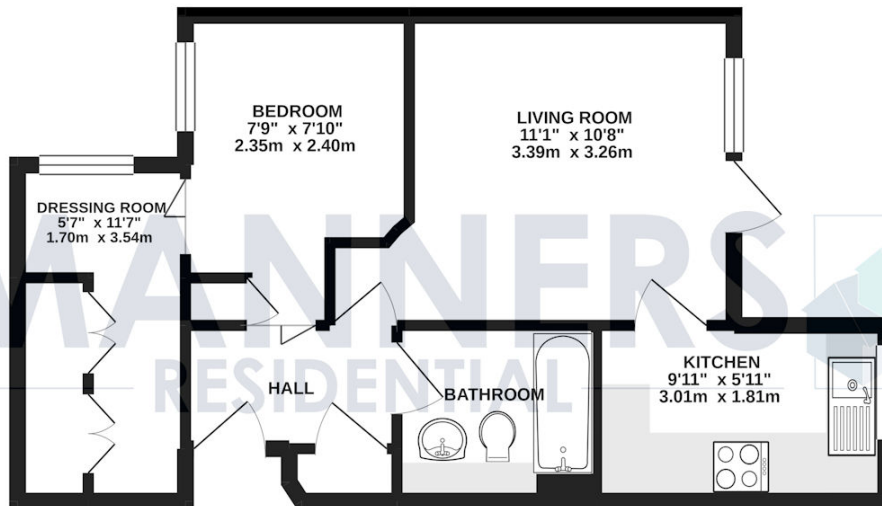
The internal accommodation comprises a hallway, living room with direct access to the communal garden, a fitted kitchen with oven, hob & extractor, double bedroom with an en suite dressing room/study, three piece white bathroom suite. The property benefits from double glazing, gas heating and residents 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR 414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 414 sq.ft. (38.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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